Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

October 27, 2015

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

PROJECT R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004
ENVIRONMENTAL ASSESSMENT NO. 201200263
APPLICANT: WILLIAM AND CARRIE CARRIER
MALIBU ZONED DISTRICT
(THIRD SUPERVISORIAL DISTRICT) (3-VOTES)

SUBJECT

The applicants, William and Carrie Carrier, are requesting two Conditional Use Permits (CUP) to allow the construction of two new single-family residences, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 and 1832 N. Topanga Canyon Boulevard in the unincorporated north area of the Santa Monica Mountains. The subject properties are zoned A-1-5 (Light Agricultural - Five Acre Minimum Required Area) and single-family residences are allowed by right in the zone. However, the project is located in the Santa Monica Mountains North Area Community Standards District (CSD), which requires a CUP for bed and breakfast establishments. The applicants are also requesting a variance, as the project at 1832 N. Topanga Canyon Boulevard falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area CSD.

Development is proposed on existing, legally-graded pads. The total gross area for 1832 N. Topanga Canyon Boulevard is 3.06 acres and 77 percent of the parcel will remain undeveloped with landscaping and native vegetation. The total building site area for this parcel is 6,569 square feet (five percent lot coverage). The parcel at 1820 N. Topanga Canyon Boulevard is 5.62 acres in area and 92 percent of the parcel will remain undeveloped with landscaping and native vegetation. The total building site area for this parcel is 6,740 square feet (three percent lot coverage).

The Regional Planning Commission (Commission) held two public hearings on this matter on May 20, 2015 and on June 17, 2015. The Commission adopted the Mitigated Negative Declaration and voted 5 - 0 to approve CUP No. 201200144 and Variance No. 201200004 which apply to the northern parcel at 1832 N. Topanga Canyon Boulevard. The Commission also voted unanimously to take CUP No. 201500066 (1820 N. Topanga Canyon Boulevard) off calendar to a date uncertain to be noticed for public hearing in the future, in order to gather additional information regarding the impacts and function of one bed and breakfast establishment in the area.

The project was appealed on behalf of the Arteique/Deerhill neighborhood residents located in the residential subdivision to the south of the project site. The appeal cited concerns with the proposed land use and potential impacts to fire safety, noise, circulation, public services, and aesthetics. Because the Commission did not take action on CUP No. 201500066, that part of the project is not under consideration for the appeal.

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Adopt the Mitigated Negative Declaration associated with Environmental Assessment No. 201200263, determine that on the basis of the whole record before the Board that the Project will not have a singificant effect on the environment with the implementation of the mitigation measures, and find that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during Project implementation.

2. Deny the appeal and instruct County Counsel to prepare the necessary findings to affirm the Commission's approval of Variance No. 201200004 and CUP No. 201200144.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The project is located at 1832 and 1820 N. Topanga Canyon Boulevard and consists of two parcels (APNs 4434-010-019 and 4434-010-020). The parcels are not currently developed, but contain two previously graded building pads and 515 feet of partially paved driveway constructed by the previous owner. Site access for the project is taken from N. Topanga Canyon Boulevard for both parcels, via one 20-foot wide driveway, solely for the use of the two properties included in the project.

The project site is located within the N5 - Mountain Lands 5 land use category of the Santa Monica Mountains North Area Plan which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and

other local commercial and public facilities. The project falls within the natural description of the Mountain Lands land use category and consists of two legally created parcels. Over the years the area has been developed with single-family residences and a commercial area adjacent to the project site.

The single-family residences with bed and breakfast establishments are consistent with the land use designation. The project as proposed, with shared access from Topanga Canyon Boulevard, is also consistent with the intended development character for the area. The project is consistent with the policies of the Santa Monica Mountains North Area Plan as it minimizes grading and sites the building area on the previously graded building pads. Project design further limits impacts to the natural landforms, the flora and fauna of the site, and blends the structures into the natural setting. Additional features have been incorporated into the project design to minimize impacts on the natural resources of the area and contribute to a context sensitive design, consistent with policy recommendations for development in the area.

The project is consistent with the land use designation, zoning, and character of development in the area. Topanga Canyon Boulevard provides access to the site and is a major thoroughfare with commercial uses adjacent to the project. The project is not expected to place an undue burden on public services. The proximity of commercial uses and access to recreational areas renders the proposed residential bed and breakfast compatible with adjacent development. The height, building footprint, and incorporation of natural features limit the aesthetic impact of the project and are consistent with adjacent development in the area. The project is in conformance with the Santa Monica Mountains North Area Plan, zoning regulations, the CSD, and exceeds minimum property size requirements for the proposed bed and breakfast establishment. As proposed and conditioned, the project is compatible with the area. The project has been designed to maintain a residential character, has environmentally responsible energy efficient design features, is pursuing LEED Platinum rating, is conserving major vegetation on the site, and is providing two fire hydrants. The project will not adversely impact the area, as the proposal is in character with the adjacent commercial uses along Topanga Canyon Boulevard, the residential uses, and the recreational nature of the area.

Implementation of Strategic Plan Goals

The project promotes Goal 2, Community Support and Responsiveness, of the Los Angeles County (County) Strategic Plan by allowing a bed and breakfast use to locate near the local commercial area of Topanga Canyon Boulevard adjacent to recreational opportunities, providing those living in the County with extended stay opportunities and access to trails in the Santa Monica Mountains National Recreation Area, while supporting local commercial uses in the Topanga Canyon area and absorbing excess

trips to the region. The project also proposes a public fire hydrant on Topanga Canyon Boulevard further supporting responsiveness to fire safety concerns. The project further responds to the environmental challenges of development in the Santa Monica Mountains by maintaining a large percentage of the project site as undeveloped, pursuing LEED Platinum rating for the project, and installing water conserving systems. The project promotes Goal 1, Operational Effectiveness/ Fiscal Sustainability, as the project is subject to an entitlement process and the cost recovery is built into the applicaton fee. This service is provided within the confines of the already approved budget without requiring any additional fiscal expenditure on the County's part.

FISCAL IMPACT/FINANCING

The approval of the project would not result in significant costs to the County. Infrastructure improvements by the County would not be required by the project. No request for financing is being made.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On August 20, 2002, the Board of Supervisors (Board) created the existing A-1-5 Zone through approval of Ordinance No. 2002-0062Z. The parcels were legally established prior to the adopted zone change with Certificates of Compliance, 01-055 and 01-056 issued in July 2001.

On December 7, 2004, the Board amended the Santa Monica Mountains North Area CSD with the adoption of the Significant Ridgeline Protection provisions. Previous to the adoption of these provisions, in July 2004, Plot Plan 50312 was filed and later approved for grading and construction of residential structures at 1832 N. Topanga Canyon Boulevard. Grading permit GR0604170004 was issued for the creation of the graded building pad on site.

On June 17, 2015, the Commission approved the variance and a CUP for 1832 N. Topanga Canyon Boulevard to allow for the construction of a single-family residence with a bed and breakfast within the 50-foot vertical protected area of a designated significant ridgeline.

ENVIRONMENTAL DOCUMENTATION

On June 17, 2015, the Commission certified that the Mitigated Negative Declaration (MND) for the Project was completed in compliance with California Environmental Quality Act and the State and County Guidelines related thereto; certified that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Commission as to the environmental

consequences of the Project; certified that it considered the Mitigation Monitoring Report Program (MMRP), finding that it is adequately designed to ensure compliance with the mitigation measures during project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the project will have a significant effect on the environment; and adopted the MND and found that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Action on the project is not anticipated to have a negative impact on current services as the County departments have conditioned the project to provide additional recreational, water, and safety infrastructure to meet project needs at no cost to the County. The departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and conditions for the project. The Fire Department required the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private hydrant on site. The project will extend the water line across Topanga Canyon Boulevard to meet project needs, at the expense of the property owner. Parks and Recreation required the dedication of a multi-use trail easement linking Topanga Canyon Boulevard to the Santa Maria Canyon trail as a condition of project approval. Public Works and CalTrans reviewed the project for potential impacts to road services and determined that limits on left-turn ingress/egress at the project site would mitigate any potential impacts and conditioned the project as such.

For further information, please contact Adrine Arakelian at (213) 974-6462 or aarakelian@planning.lacounty.gov.

Respectfully submitted,

Richard J. Bruckner
Director

RJB:SA:MKK:AAA:lm

Attachments: Findings and Conditions
Commission Staff Reports and Correspondence
Mitigated Negative Declaration

c: Executive Office, Board of Supervisors

Assessor
Chief Executive Office
County Counsel
Public Works

K_CP_102715_PROJECT_NO_R2012_01555_BL

NON-APPLICANT

Date July 1, 2015

Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT NO./CUP NO.: Project No.: R2012-01555; CUP Nos.: 201200144 and 201500066; Env. Assessment No. 201200263; Variance No. 201200004

APPLICANT: Mr. William Carrier

LOCATION: 1820 & 1832 N. Topanga Boulevard

Topanga, CA 90290

Malibu — **Zoned District**

Related zoning matters:

CUP(s) or VARIANCE No.

Change of Zone Case No.

Other

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

☐ **The cost of Denial of this request: 843.00***

☑ **The cost of Approval of this request: 843.00***

***Except for Subdivision appeals: $130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing**

Briefly, explain the reason for the appeal (attach additional information if necessary):

See Attachment.

x Robert L Glushon

(Signed) **Appellant** ROBERT L. GLUSHON

Arteique/Deerhill Neighbors Coalition

Print Name

16255 Ventura Boulevard, Suite 1016

Address

Encino, CA 91436

City/Zip

(818) 907-8755

Day Time Telephone Number

rglushon@lunaglushon.com

E-mail Address

ATTACHMENT TO APPEAL

Appellant

Arteique/Deerhill Neighbors Coalition ("Neighbors") include local residents and owners of properties in the neighborhood who would be directly impacted by the proposed Bed and Breakfast commercial uses on two adjacent parcels of land ("Project").

Reasons for Appeal

The proposed Project is a commercial use that is out of character as to scale and use with the immediately adjacent single family homes and oriented residential community. As set forth below, all of the required legal findings for the requested approvals cannot be made nor are the required findings supported by substantial evidence.

The proposed Mitigated Negative Declaration ("MND") is inadequate as a matter of law in that it fails to identify and/or analyze, and fully mitigate all potential significant impacts.

The proposed Project" is located in the A-1-5-zoning in the Topanga neighborhood which is designated as light agricultural zone and which includes single family homes. As proposed, the Project will not maintain a "**residential character**" as required by law. The intent of the subject conditional use authority was to allow an incidental, low impact (Bed and Breakfast) B&B use to the primary use of an owner or lessee **of an existing single family dwelling.**

The use of two separate parcels of land to create 10 rooms with their own bathrooms would in reality by a motel or hotel "commercial use" that is completely out of character with a single family residential use.

The CUP request for the northern parcel, only 3.06 acres in size, is substandard and does not comply with the area requirements for a single family residence including a Bed and Breakfast facility.

As set forth in County Code Section 22.24.00, for property in an A-1 Zone a bed and breakfast facility shall contain no more than five guest rooms available for paying guests which rooms shall be located with the primary residence and not in any accessory structures. Here, the applicant is creating **two B & B facilities** under the same ownership. In essence, the applicant is attempting to use two separate parcels to go beyond the 5 room maximum and wants the County to consider both (total of ten rooms) as one project. The creation of a total of 10 rooms in separate structures on two adjacent parcels, especially as one commercial use, is contrary to the spirit and intent of the Code. The Code expressly uses the term "**facility**" not "facilities". The development of more than 5 rooms would make the operation more as a hotel/motel "commercial" enterprise rather than the prescribed use as the Code intends as a limited B and B which maintains a residential character. The proposed Project of two "commercial" facilities is inconsistent with the intended character and permitted land uses of the underlying zoning. Approving this Project would set an unwelcome

precedent for commercial invasion of residential neighborhoods especially in this tranquil residential area of Topanga.

I. The required legal findings cannot be made and are not supported by substantial evidence.

Conditional Use Permit - Code Section 22.56.040

A-1. The proposed Project will adversely *affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.*

The proposed Project would create a quasi-hotel "commercial" use that would not enhance the health, peace and comfort of people in the community. To the contrary, the proposed Project would have an adverse and detrimental impacts on people in the community including:

A. Traffic impacts and hazards well beyond single family uses

You don't need to be a traffic engineer to understand the difference in traffic impacts between two single family homes (on the two adjacent lots) versus a B & B with 10 rooms. The proposed driveway is dangerous because a vehicle stopped in the southbound lane of Topanga Canyon Blvd., turning left into the Project driveway cannot be seen around a corner in the road, posing a hazard to oncoming traffic. Vehicles exiting the Project driveway onto the southbound lane of (CA HWY 27 - a State Hwy, not County) Topanga Canyon Blvd., cannot see Los Angeles oncoming traffic. The established speed limit on Topanga Canyon Boulevard is 40 mph but the prevailing speeds are 50 mph or more according the Neighbors.

Local residents and commuters will be put at increased risk of traffic collisions with a daily caravan of hotel guests, cleaning staff, maintenance staff, kitchen staff, grounds keepers, delivery trucks, technicians and service people. The Commission should require staff to provide further information as to how many thousands of vehicles use Topanga Canyon Boulevard to commute between the San Fernando Valley and Pacific Coast Highway daily. Neighbors state that there are currently long waits to turn left into driveways and that left turns are hazardous. There would be a significant traffic impact and hazards from a 10-room B & B commercial use instead of from two single family homes.

B. Increased fire risks well beyond single family uses

The Arteique/Deerhill neighborhood has only one narrow entrance/exit for access. It is the only escape route during a fire for dozens of residents, their pets and horses. Arteique exits onto Topanga Canyon Blvd, which as the Commission knows is a narrow, winding ll-mile long canyon road and the only access for nearly 10,000 residents.

The threat of wildfire is so great, and the escape time so limited, that the neighborhood conducts semi-annual fire safety meetings with advisors and L.A. County Fire personnel to continually remind residents to be vigilant in fire safety, assess dangers in the neighborhood, prepare for wind driven fires (proper clothing, tools, medical equipment and survival techniques), inform residents about the location of established safe zones and learn how to successfully shelter in place during a wind-driven firestorm.

B & B guests cannot be expected to appreciate the nearly instantaneous devastation that can result, and in fact does result, from one misplaced cigarette, firework or other source of ignition especially during Santa Ana wind conditions. The Project's location would attract would-be hikers into the park including those who are smokers. It only takes one. County officials will confirm that other than the posting of signage, there is no practical way to regulate or enforce "no smoking" in conjunction with the Project in the same manner that the County cannot regulate or enforce no-smoking by single family residents.

The increased fire risks from a commercial use of 20 or more guests in this area of Topanga which is daily susceptible to wild fires does not support the required finding that the Project will enhance the health, peace and comfort of people in this area.

C. Noise and related impacts well beyond single family uses

This tranquil canyon neighborhood is a unique place for sound. Normally peaceful sounds (people talking, music, etc.) are amplified and reverberate off canyon walls and structures. The normal uses of a 10-room B & B on two properties will result in noise impacts from guests that significantly exceed those impacts from otherwise single family uses. Such impacts include increased traffic in and out; staff; music; etc.

A-2. The proposed Project will be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

For the reasons set forth above, the required finding (no material detriment) cannot be made nor supported by substantial evidence.

A-3. The proposed Project will jeopardize, endanger or otherwise constitute a menace to the public health or general welfare.

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

C. The proposed site is not adequately served by highways or streets of sufficient widths, and improved as necessary to carry the kind and quantity such use would generate by other public or private service facilities as required.

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

Variance Findings (Non-Compliance with Ridgeline Ordinance)

A. The circumstances applicable to this property are not exceptionally different than the surrounding properties.

The applicant purchased two properties that they are attempting to convert into a commercial motel/hotel use that includes development that does not comply with the County's ridgeline ordinance. This ordinance is applicable to **all neighboring properties**. There are no exceptional circumstances for the subject property. The applicant's claim that there is already an

existing graded pad which, if used, would eliminate extensive new grading which would be needed to comply with the ridgeline ordinance is without merit. The existing pad was created prior to the enactment of the ridgeline ordinance for a much smaller single family home. It is one thing to ask for a Ridgeline Ordinance Variance in order to construct such smaller single family home. It is another far more impactful request to build a much larger home plus other improvements designed for a commercial Bed and Breakfast use.

B. *A Variance is not necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.*

A Variance is not necessary for applicant to develop the site in the manner as has been developed by other owners on property in the same zone and vicinity. The applicant can develop the site with single family homes without a Variance, or alternatively, a Variance might be justified for a much smaller single family home which what was previously contemplated when the existing pad was created prior to the enactment of the Ridgeline Ordinance. A commercial Bed and Breakfast use with other structures in addition to a single family home is not a property right possessed by the owners of other property in this neighborhood.

C. *The granting of a Variance will be materially detrimental to the public welfare and will be injurious to other property or improvements in the same vicinity and zone.*

The facts and evidence supporting this finding (material detriment) are set forth above and will be further provided by letters and testimony.

II. THE MND IS INADEQUATE AS A MATTER OF LAW

The MND fails to identify and/or adequately analyze potential significant impacts of the proposed Project. California law supports the strong presumption in favor of preparation of an Environmental Impact Report ("EIR") based on the "fair argument" standard. Simply stated, whenever the record contains substantial evidence that a project may have a significant effect on the environment, there is a presumption that an EIR should be required. *Laurel Heights Improvement Assn v. Regents of University of California* (1993) 6 Cal.4th, 112, 1123; *No Oil, Inc. v. City of Los Angeles* (1874) 13 Cal.3rd 68, 75.

The "fair argument" standard is a comparatively low threshold standard and reflects the strong public policy interest resolving doubts in favor of a thorough environmental review. Where based on observation, the opinions and testimony from local residents are relevant to impacts such as aesthetics and traffic and constitute substantial evidence in support of a "fair argument" for an EIR. *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001), 91 Cal. App. 4th 342, 355-356; *Ocean View Estates Homeowners Ass'n, Inc, v. Montecito Water Dist.* (2004) 116 Cal. App.4th 396, 402; *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Here a "fair argument" clearly exists that the proposed Project would have potential significant adverse impacts not adequately addressed in the MND:

1. **Transportation and Circulation**

Although Planning Department Staff concedes that there is a potential for hazard due to sight distance constraints with ingress and egress from the site they fail to adequately mitigate this concern. The only mitigation measure imposed by the Regional Planning Commission, based on recommendation from staff, is to prohibit left turns into the Project property. Yet at the hearings before the Commission, there was no sufficient answer to the questions raised as where and how people will then make U turns or otherwise turnaround safely for ingress to the site. It is critical that the Board of Supervisors understand that testimony from the Neighbors as to existing unsafe traffic conditions provides substantial evidence to support a fair argument that the Project will have a significant impact on traffic in the immediate neighborhood. See *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Specific significant traffic impacts are set forth above and not repeated here but meet the threshold of "fair argument" under *Mejia* based on testimony from the Neighbors.

2. **Noise**

There is substantial evidence that the Project, especially one of the proposed B & B's to the north, will be close in proximity to surrounding neighbors and that potential noise impacts need to further evaluated.

3. **Land Use Planning**

The Santa Monica Mountains North Area Plan designation for the site is N5- Mountain Land 5 (1 DU/5 acres). The project site with two contiguous parcel is 8.68 acres in total size. The northern parcel is 3.06 acres in size which is substandard to area requirements for a single family residence. It does not meet the area requirements. The development of the residential structure with bed and breakfast establishment on the northern parcel is within the protective zone of the significant ridgeline, within the 50 foot vertical plane that extends 50 feet from the ridgeline. As such, the Project is not in substantial conformance with these aspects of the Santa Monica Mountains North Area Plan designation for the site.

4. **Hazards and Hazardous Materials**

The MND concedes that the proposed Project is located within a Very High Fire hazard severity zone. However, the MND is deficient in failing to adequate describe the potential impacts and increased risk of wildfire. Specific facts and evidence is set forth above and not repeated here. However, the potential fire risks are so great that further environmental review is required.

5. **Aesthetics**

Based on the nature of the Project and testimony you will hear from the Neighbors at the public hearing, there is substantial evidence to support a fair argument that the Project will have a significant impact on aesthetics in the immediate neighborhood.

6. **Public Services**

There is inadequate analysis and mitigation concerning vital public services such as the Project's impact on fire and emergency response impacts as well as water services, especially based on current severe drought conditions, and waste water impacts from the number of bathrooms proposed for the Project.

7. **Cumulative Impacts**

The proposed MND fails to consider and evaluate the potential cumulative impacts of the Project based on the precedent that approval would likely lead to other similar requests. This is especially important where the proposed Project is really for two B & B's.

III. COMMISSION ACTION ON CUP FOR NORTH PARCEL

Although the Regional Planning Commission did not approve both CUP requests, Appellant was advised that County Counsel had stated that the entire Project (consisting of **both** CUP numbers, the Variance and adoption of the MND) were appealable to the Board of Supervisors. Based thereon, this appeal includes the entire actions taken by the Regional Planning Commission which include postponing action indefinitely on one of the CUP requests.

Regional Planning Commission Transmittal Checklist

Hearing Date
5/20/2015
Agenda Item No.
6

Project Number: R2012-01555-(3)

Case(s): Conditional Use Permit Case No. 201200144
Variance Case No. 201200004
Environmental Assessment Case No. 201200263

Planner: Adrine Arakelian

- ☒ Project Summary
- ☒ Property Location Map
- ☒ Staff Analysis
- ☐ Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Burden of Proof Statement(s)
- ☒ Environmental Documentation (ND / MND / EIR)
- ☒ Correspondence
- ☒ Photographs
- ☐ Aerial Image(s)
- ☒ Land Use/Zoning Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan / Floor Plans / Elevations
- ☐ Exhibit Map
- ☒ Landscaping Plans

Reviewed By: _____

Department *of* Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT SUMMARY

PROJECT NUMBER
R2012-01555

HEARING DATE
May 20, 2015

REQUESTED ENTITLEMENTS
Variance No. 201200004
Conditional Use Permit No. 201200144
Environmental Assessment No. 201200263

OWNER / APPLICANT
William Carrier

MAP/EXHIBIT DATE
2/24/2014

PROJECT OVERVIEW

The project seeks authorization for construction of two residences each with a bed and breakfast facility on two contiguous parcels under the same ownership with one private access road. The parcels are 3.06 acres and 5.62 acres in area and the structures are being located on existing graded pads. The bed and breakfasts will each have five guestrooms with one parking space provided per guestroom. The project requires a variance because one of the structures encroaches a maximum of 11.5 feet and two accessory structures encroach a maximum of 5.5 feet into the protected 50-foot vertical area of a designated significant ridgeline. The project requires a CUP because it is located in a hillside management area and seeks authorization for bed and breakfast uses.

LOCATION
1820 & 1832 N. Topanga Canyon Blvd.

ACCESS
N. Topanga Canyon Blvd

ASSESSORS PARCEL NUMBER(S)
4434-010-019; 4434-010-020

SITE AREA
8.68 Acres

GENERAL PLAN / LOCAL PLAN
Santa Monica Mountain North Area Plan

ZONED DISTRICT
Malibu

LAND USE DESIGNATION
N5 - Mountain Lands 5 (1 du/5 ac max)

ZONE
A-1-5

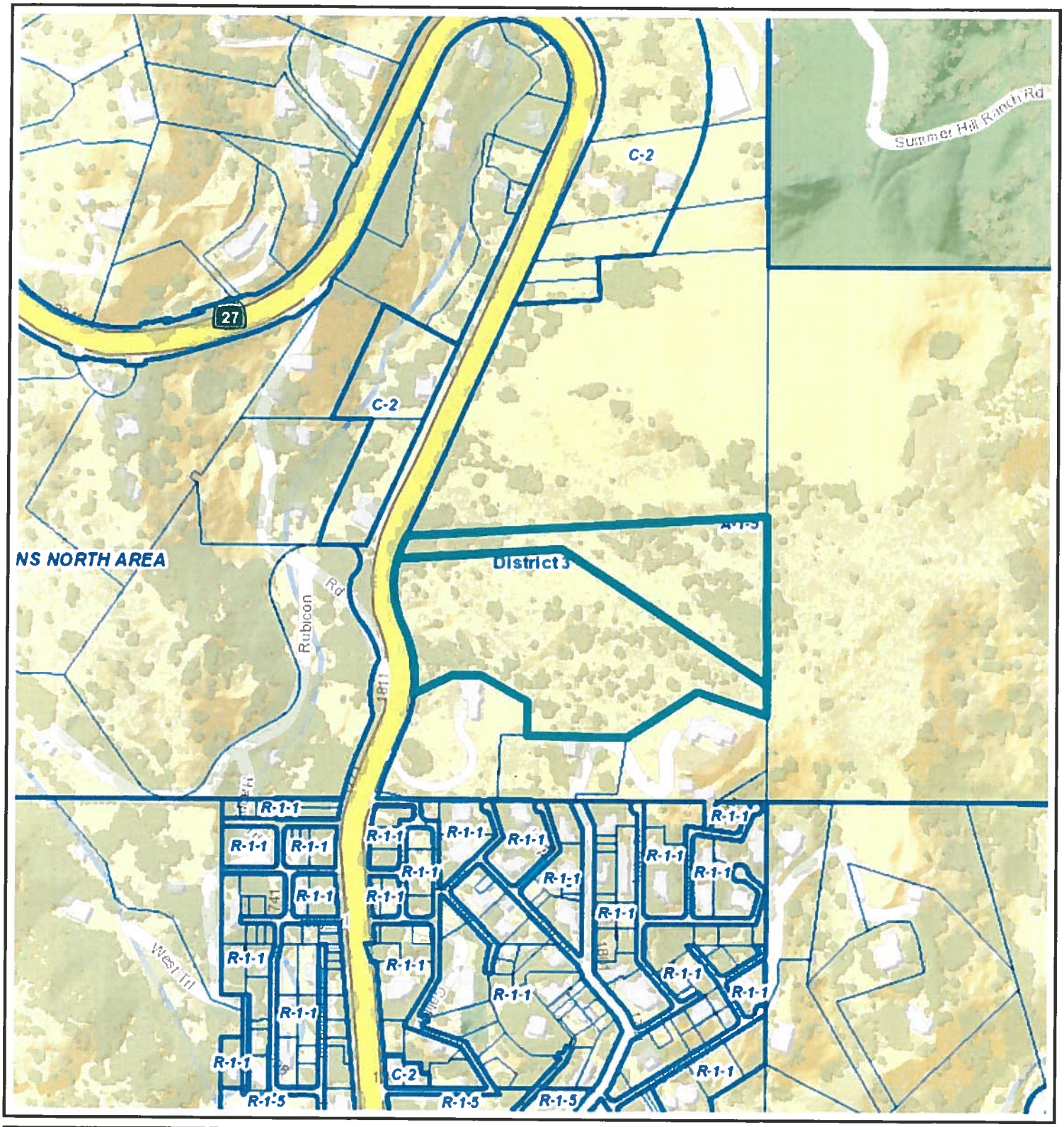
PROPOSED UNITS	MAX DENSITY/UNITS	COMMUNITY STANDARDS DISTRICT
2	1 unit / 5 acres	Santa Monica Mountain North Area

ENVIRONMENTAL DETERMINATION (CEQA)
Mitigated Negative Declaration

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
  - 22.56.040 (Conditional Use Permit Burden of Proof Requirements)
  - 22.56.215 (Hillside Management and Significant Ecological Area – Additional Regulations)
  - 22.56.290 (Variance Burden of Proof)
  - 22.44.133 (Santa Monica Mountain North Area CSD requirements)
  - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:	PHONE NUMBER:	E-MAIL ADDRESS:
Adrine Arakelian	(213) 974 - 6462	aarakelian@planning.lacounty.gov



Property Locator Map

Printed: Apr 23, 2015

0 600
Feet

Copyright 2013 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 Public disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.

ENTITLEMENTS REQUESTED

- Conditional Use Permit (CUP) for authorization of bed and breakfast establishments in conjunction with the proposed two single-family residences, located in the Santa Monica Mountains North Area Community Standards District (CSD) in the A-1-5 (Light Agricultural – 5 Acre Gross Minimum Required Area) Zone pursuant to County Code Section 22.44.133.E.1. The properties are subject to the Hillside Management Ordinance, therefore a CUP is also required for authorization of the construction of two residences on two contiguous lots under the same ownership that contain natural slopes exceeding 25 percent pursuant to County Code Section 22.56.215.

- Variance for authorization of the construction of residential structures within the 50-foot vertical protected area of a designated significant ridgeline in the A-1-5 Zone pursuant to County Code Section 22.44.133.D.5.

PROJECT DESCRIPTION

The project is to construct two new single-family residences, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 and 1832 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area for both parcels is 8.68 acres, 3.06 acres for the northern parcel and 5.62 acres for the southern parcel. The undeveloped subject properties are zoned A-1-5 and the northern parcel falls within the 50-foot vertical protected area of a designated significant ridgeline per the CSD.

The project proposes a 5,958 square foot residence on the northern parcel (1832 N. Topanga Canyon Blvd.) and a 5,941 square foot residence on the southern parcel (1820 N. Topanga Canyon Blvd). The southern parcel will contain a 798 square foot guest house. Accessory structures and amenities proposed include an outdoor swimming pool, jacuzzi, 305 square foot bath house with mechanical room, 46 square foot garden shed, and a 360 square foot storage shed located on the northern parcel. Each residence will contain five guest rooms with one guest parking space provided per guest room. Rural residential projects under the Hillside Management Ordinance are required to leave 70 percent of the lot area as undeveloped open space. The total proposed footprint for all structures on both parcels is 14,127 square feet or 4 percent of the total area of both properties, leaving 96 percent of the area of the properties undeveloped.

The maximum height of the residence proposed for the northern parcel is 16.5 feet. The maximum heights of the bath house and garden shed are 10 and 10.5 feet. The main residential structure on the northern parcel protrudes 11.5 feet into the 50-foot vertical protected area of the designated significant ridgeline. The bath house and garden shed protrude 5 and 5.5 feet into the vertical protected area of the ridgeline. The designated significant ridgeline is developed with a single-family residence, which was built prior to the adoption of the significant ridgeline ordinance. The ridgeline with the neighboring

single-family residence is located above the project site. The proposed bed and breakfast structures protrude into the 50-foot vertical protected area of the disturbed ridgeline.

Site access for the project is taken from Topanga Canyon Boulevard for both parcels, via one 20-foot wide driveway. The parcels contain two previously graded building pads and 515 feet of paved driveway constructed by the previous owner. Minor grading for final site preparation is proposed, consisting of 500 cubic yards of cut and fill to be balanced on site. A plot plan for a single family residence on each parcel was approved prior to the adoption of the significant ridgeline ordinance. Although the building pads were established with an approved grading permit, no single family residence was constructed and no building permit was issued for construction at the time.

EXISTING ZONING

The subject property is zoned A-1-5 (Light Agriculture – 5 Acre Gross Minimum Required Area).

Surrounding properties are zoned as follows:
North: A-1-5, C-2 (Neighborhood Business), O-S (Open Space)
South: R-1-1 (Single-Family Residence – 1 Acre Gross Minimum Required Area), R-1-5 (Single-Family Residence – 5 Acre Gross Minimum Required Area)
East: A-1-5, O-S
West: C-2, A-1-5

EXISTING LAND USES

The subject properties are currently undeveloped, but have been previously graded with two building pads and a partially paved access road.

Surrounding properties are developed as follows:
North: Undeveloped privately owned property, recreational open space
South: Single-family residences
East: Undeveloped privately owned property, recreational open space
West: Commercial retail establishment

PREVIOUS CASES/ZONING HISTORY

The project site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the two building pads and the paved driveway. Plot Plan 2004-00123 was approved for grading and construction of a single-family residence on 1820 N. Topanga Blvd. Plot Plan 50312 was filed in July, 2004 and approved for grading and construction of a single family residence at 1832 N. Topanga Canyon Blvd, but the residences were not constructed at the time. An administrative oak tree permit, OAK04-228, was also approved in 2004 for removal of one oak tree in association with the construction of a single-family residence, submitted with PP50312. Grading permits GR0604170004 and GR0604180002 were issued for the grading already performed per the previous plot plan approvals.

ENVIRONMENTAL DETERMINATION

The Los Angeles County ("County") Department of Regional Planning recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA) and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring Program is included as an attachment to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

- Aesthetic impacts are being mitigated through project design to: minimize structural heights, provide landscaping to blend the project into its context, use earth tone materials that will blend into the context, minimize grading to retain natural slopes outside of the immediate building site, and retain the natural vegetation of the properties to the greatest extent feasible outside of the required incorporation of fuel modification for fire safety measures.

- Biological resource impacts are being mitigated by requiring the review of landscape and fuel modification plans by the Department of Regional Planning Senior Biologist and through incorporation of additional mitigation measures recommended by the California Department of Fish and Wildlife (CDFW). Requirements for implementation of the fuel modification plans will limit clearance and soil disturbance in highly sensitive areas, such as riparian areas and highly sloped areas. Limits on the timing of project activities will mitigate against impacts on bat, bird, and raptors during breeding season. Pre-construction surveys for biological resources will be conducted, in addition to a spring survey to determine the presence of special status species. Measures will be taken to salvage special status species and those of low mobility identified through pre-construction surveys. Bioswale requirements will mitigate against runoff impacted riparian zones at the northern edge of the property.

- Hydrology and water quality impacts will be mitigated by requiring a feasibility report to be reviewed by the Department of Public Health prior to the construction of the Onsite Wastewater Treatment System (OWTS) and by siting of septic facilities as far as possible from sensitive biological resources. In addition, for protection of the Topanga Creek Watershed, a runoff capture swale will be required, as well as a drainage plan that ensures detention of storm water in compliance with current Regional Water Quality Control Board (RWQCB) requirements. A temporary erosion control plan during construction will also be implemented in compliance with RWQCB requirements.

STAFF EVALUATION

General Plan/Community Plan Consistency

The project site is located within the N5 - Mountain Lands 5 land use category of the Santa Monica Mountains North Area Plan which allows a density of one dwelling unit per five acres. The land use category specifies that Mountain Lands consist of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The northern parcel of the project is 3.08 acres and does not meet the current five acre lot area per dwelling unit requirement. However, the parcel was legally established prior to the adoption of Ordinance No. 2002-0062Z in 2002 which established the five acre lot area requirement. Certificates of Compliance, 01-055 and 01-056, for the parcels were issued in July, 2001. The project site falls within the natural description of the Mountain Lands land use category. Over the years the area has been developed with scattered single-family residences, including a residence constructed on the significant ridgeline overlooking the site prior to the adoption of the ridgeline protection provisions of the CSD.

The two single family residences with bed and breakfast establishments are consistent with the land use designation. The project as proposed, with shared access from Topanga Canyon Blvd. is also consistent with the intended development character for the area.

The following policies of the Santa Monica Mountains North Area Plan are applicable to the project:

- *In areas of over 25 percent slope, use architectural and design techniques to ensure development conforms to the natural landform and blends with the natural environment in shape, material, and color (IV-10).*

- *New development shall be sited and designed to minimize the increase in run-off into the watershed that results in downstream pollution and increased size of flood plains in coastal lagoons-as required by Regional Water Quality Control Board and Los Angeles County regulations. All new development shall incorporate best management practices (BMPs)--as updated periodically with new technology--to reduce runoff and erosion, such as the following: minimizing new road and driveway lengths and the size of parking areas and other paved surfaces; maximizing the use of pervious surfaces wherever public safety and adequate access can be achieved; promoting the use of shared driveways; using efficient irrigation practices such as drip irrigation, installing timers, etc.; using reclaimed water and graywater on site wherever possible, and providing stormwater retention basins on site wherever feasible (IV-18).*

- *Limit clearing and grading of the natural vegetation to the minimum amount needed to create a building pad, allow access, and provide fire protection (IV-24).*

- *Limit the extent of vegetation clearance to that required for fire safety and where possible, site structures so that no vegetation clearance encroaches on adjacent properties; consider the size and siting of the development to reduce the level of vegetation clearance needed (IV-33).*

- *Design and site buildings, including clustered development, so as to be compatible and harmonious with the surrounding environment. For example, designs should incorporate mature stands of trees, rock outcroppings, streams, lakes, and reservoirs and other such natural features (IV-34).*

- *Prohibit development in areas with insufficient water pressure, fire flows, or other accepted means of adequate fire protection unless such safety measures can be reliably provided (V-13).*

- *Require that new developments use architectural and siting features which are compatible with adjacent existing and planned developments, and include the following: compatibility with prominent design features existing in the immediate area (i.e., trees, land-forms, historic landmarks);compatibility with existing structures; and the natural environment (i.e., hillsides, washes, native vegetation, community landscaping) (VI-15).*

- *Limit structure heights in suburban and rural areas to ensure compatibility of new development with the respective characteristics of the surrounding settings and sites (VI-20).*

The project is located on two parcels containing slopes greater than 25 percent, has natural and biological resources, and is partially located within the 50-foot vertical protected area of a designated significant ridgeline. The project is consistent with the policies of the Santa Monica Mountains North Area plan as it minimizes grading and sites the building area on the previously graded building pads. Only minor grading is needed to prepare the site for construction. Project design further limits impacts to the natural landforms, flora, and fauna of the site. The massing and height of the structures, at a maximum of 16.5 feet in height for the northern parcel and 23.5 feet in height for the southern parcel, create a low-profile structure broken up with patios, courtyards, and landscaping. The natural environment of the project site is considered an amenity of the bed and breakfast establishment, as such, its conservation is considered through project design.

The following additional features have been incorporated into the project design to minimize impacts on the natural resources of the area and contribute the project's contextually sensitive design, consistent with policy recommendations for development in the area:

- Pervious surfaces have been incorporated to reduce run-off downslope.
- Drainage is directed to reduce impacts on downslope areas.
- Impervious paving is limited by providing one access road.

- Native drought-tolerant vegetation and efficient irrigation practices reduces water consumption and run-off.
- A graywater system has been incorporated to reduce water consumption.
- Vegetative clearance is limited to the immediate building site and fuel modification requirements.
- One public and one private fire hydrant per the Fire Department's request, will be provided to address public and fire safety concerns in the area.

Zoning Ordinance and Development Standards Compliance

Pursuant to Section 22.24.110 of the County Code, establishments in the **A-1-5 Zone** are subject to the following development standards:

- Single-family residential uses are prohibited from use of reflective, glossy, polished, and/or roll form metal roofing and metal siding.
- A single-family residence shall not be less than 20 feet in width and shall not have a floor area less than 800 square feet, exclusive of appurtenant structures.
- Every residence and every other building or structure shall have a height not to exceed 35 feet above grade, except for chimneys and rooftop antennas.
- For yard requirements: front yard of not less than 20 feet in depth, interior side yard of not less than five feet, rear yard of not less than 15 feet.
- Five gross acre minimum required area for parcels.

Pursuant to Section of 22.44.133.E.1 the County Code, establishments in the **Santa Monica Mountains North Area Community Standards District** (CSD) are subject to the following development standards:

- The project shall be developed in accordance with the Rural Outdoor Lighting District standards requiring that outdoor lighting fixtures installed above 15 feet in height shall have a maximum output rating no greater than 400 lumens, that unacceptable trespass shall not occur, that outdoor lights be fully shielded, and that the maximum height for an outdoor lighting fixture shall be 20 feet.
- Where structures cannot meet the requirement that the highest point of a structure shall be located at least 50 vertical and horizontal feet from a significant ridgeline, a variance will be required.
- For bed and breakfast establishments, the parcel of land must have an area of one acre minimum and the facility must maintain a residential character. The facility shall contain no more than 5 guestrooms available for paying guests and all guestrooms shall be located in the primary residence. Guestrooms shall not contain any kitchens or cooking facilities. Guests may not stay more than 14 consecutive days and not more than 30 days in a calendar year. Serving of food or beverages is limited to residents and guests of the facility. One on-site parking

space shall be provided for each guestroom. One wall-mounted or freestanding sign is permitted, limited to 12 square feet in total sign area and does not exceed 42 inches in height.

Pursuant to Section 22.56.215 of the County Code, establishments subject to the **Hillside Management Ordinance** due to construction of single-family residences on two contiguous parcels of land under the same ownership containing slopes of greater than 25 percent are subject to the following requirements:

- Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area.
- The project is located and designed to protect the safety of current and future community residents.
- The project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area.
- The project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the General Plan.
- The project demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

The project siting, design, and use conform to the standards required of the A-1 zone, the CSD, and the Hillside Management Ordinance. The materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone. The project design and operation conditions address the CSD standards pertaining to the bed and breakfast uses. The project is applying for a variance in conjunction with the CUP to address the CSD provisions protecting significant ridgelines.

Outside of the built structures, the parcel remains undeveloped with the exception of impacts to vegetation due to fuel modification requirements. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context. The project proposes minimal additional grading beyond the existing graded building pads, provides primarily native landscaping, and aims to qualify for LEED platinum status through use of energy and water efficient features.

In regards to the five acre minimum required area designated by the zoning for the parcels, the northern parcel is non-conforming with an area of 3.08 acres. Due to the previous approval of a Certificate of Compliance in July, 2001(CC01-055, 01-056), the parcel was legally established prior to the zone change adopted in 2002. The project is therefore consistent with the permitted uses of the underlying land use and zoning categories. Rural residential projects under the Hillside Management Ordinance are required to leave 70 percent of the lot area as undeveloped open space. The building footprint for the project is 14,127 square feet, or 4 percent of the total site area, meeting the requirement.

The project is located in a Very High Fire Hazard Severity Zone. The Los Angeles County Fire Department is requiring installation of automatic sprinkler systems for all structures, two fire hydrants, and fuel modification standards for the project. The Fire Department is also requiring a five-foot wide access path around the residential structures. In addition, projects in the County are required to have adequate fire flow and water pressure to meet the required Fire Department standards. The project will extend the water line across Topanga Canyon Blvd. to meet the project needs and provide adequate water flow and pressure. Through the provision of on-site and public fire hydrants, the project will contribute to fire safety in the area.

The project has been reviewed by the Department's Senior Biologist and California Department of Fish and Wildlife (CDFW), who have provided mitigation measures that will ensure compatibility with the natural and biotic resources in the area. The project is not expected to place an undue burden on public services and is consistent with the General Plan and zoning designation for the parcels, with the exception of the minimum lot area requirement for the northern parcel. The designations allow for the construction of single-family residences with bed and breakfast uses.

Site Visit

Staff visited the site on July 2, 2014 and November 17, 2014 to assess the physical and aesthetic character of the site and the area. The staff biologist visited the site on March 19, 2013 and October 2, 2014 to assess the project in regards to biological resources present on site.

Burden of Proof

The applicant is required to substantiate all facts identified by Sections 22.56.040, 22.56.215.F and 22.56.290 of the County Code. The Burdens of Proof with the applicant's responses are attached. Staff is of the opinion that the applicant has met the burdens of proof.

Neighborhood Impact/Land Use Compatibility

The project is consistent with the land use designation, zoning, and character of development in the area. Topanga Canyon Boulevard provides access to the site and is a major thoroughfare with commercial uses adjacent to the project. The proximity of commercial uses and access to recreational areas renders the proposed residential bed and breakfast compatible with adjacent development. The height, building footprint, and incorporation of natural features limit the aesthetic impact of the project and are consistent with adjacent development in the area. The project is in conformance with the Santa Monica Mountains North Area Plan, zoning regulations, the CSD, and exceeds minimum property size requirements for the proposed uses. As proposed and conditioned, the project is compatible with the area. The project has been designed to maintain a residential character, has environmentally responsible energy efficient design features, is pursuing LEED Platinum rating, is conserving major vegetation on the site, and is providing two fire hydrants. The project will not adversely impact the area, as the proposal is in character with the adjacent commercial uses along Topanga Canyon Blvd, the residential uses, and the recreational nature of the area.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

The departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one on site, in addition to requirements for vehicular access and automatic fire sprinklers. Park and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Boulevard to the Santa Maria Canyon trail as a condition of project approval. Public Health asked for a septic system feasibility report, and percolation tests upon approval. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

CDFW asked that additional mitigation measures be incorporated to address the biological resources, incorporating an expanded pre-construction survey, a spring survey, and requiring that the applicant apply for a Lake and Streambed Alteration Agreement with CDFW because of the proximity to Topanga Canyon Creek and alteration of site drainage by the development.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PUBLIC COMMENTS

Staff has received comments from the public requesting further project information and voicing concerns about excessive use of local trails by non-locals who may be staying at the bed and breakfast and the increased fire risk from smoking by patrons. Concern was expressed about the associated safety and liability concerns in regards to usage of connecting trails on privately owned property. Further concern was expressed regarding potential noise from patrons staying at the facility who may attend weddings at a neighboring wedding facility located at 1919 Topanga Canyon Blvd and the potential to transition this property to further commercial use for weddings or a sober adult living facility. Staff has also received letters of support for the project commending its design and limitations on impact, in addition to the outreach efforts of the applicant. In total, Staff has received two phone calls and two letters voicing concerns regarding the project, and 14 letters in support of the project.

Staff has addressed these expressed concerns with project conditions prohibiting smoking on the project site. In addition, the Fire Department has conditions the project extensively for fire safety purposes. Due to the zoning of the properties, a wedding venue cannot be established as it is not an allowed use within the zone. Further, a condition has been added limiting the stays of patrons to 14 consecutive days and a limit of 30 days within any calendar year addressing concerns about use as an adult sober living facility at a point in the future.

FEES/DEPOSITS
If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF 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:

Staff recommends **APPROVAL** of Project Number R2012-01555-(3), Conditional Use Permit Number 201200144 and Variance Number 201200004, subject to the attached conditions.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201200144 AND VARIANCE NUMBER 201200004 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Adrine Arakelian, Regional Planning Assistant II, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:
Draft Findings, Draft Conditions of Approval
Applicant's Burden of Proof statement
Correspondence
Environmental Document
Site Photographs, Photo Simulations, Aerial Image
Site Plan, Land Use Map

MKK: aaa
5/4/15

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. R2015-01555, consisting of Conditional Use Permit No. 201200144 ("CUP"), and Variance No. 201200004 ("Variance"). (The CUP and Variance are referred to collectively as the "Project Permits.")

2. The permittee, William and Carrie Carrier ("permittee"), request the Project Permits to authorize the construction of two single-family residences with bed and breakfast establishments ("Project") on two properties located at 1820 and 1832 N. Topanga Canyon Blvd in the unincorporated community of the Santa Monica Mountains north area ("Project Site").

3. The CUP is a request to establish a bed and breakfast in each of the two single-family residences proposed in the A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) Zone of the Santa Monica Mountains North Area pursuant to Los Angeles County Code ("County Code") section 22.44.133.E. The CUP request is also to establish the two residential buildings on two adjoining properties under the same ownership with slopes of 25 percent and greater existing on site pursuant to the hillside management provisions of County Code section 22.56.215.

4. The Variance is a request to construct residential structures within the protected 50-foot vertical area of a designated significant ridgeline pursuant to County Code section 22.44.133.D.5. The structures intrude a maximum of 11.5 feet in height into the 50-foot vertical protected area.

5. The Project Site is 8.68 gross acres in size and consists of two legal lots. The Project Site is irregular in shape with gentle to steeply sloping topography and is undeveloped.

6. The Project Site is located in the Malibu Zoned District and is currently zoned A-1-5.

7. The Project Site is located within the N5-Mountain Lands 5 (1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Land Use Policy Map.

8. Surrounding Zoning within a 500-foot radius includes:

   North: A-1-5, O-S (Open Space), C-2 (Neighborhood Business)
   South: R-1-1 (Single-Family Residence -1 Acre Minimum Required Area), R-1-5 (Single-Family Residence -5 Acre Minimum Required Area
   East: A-1-5, O-S

West: C-2, A-1-5

9. Surrounding land uses within a 500-foot radius include:

   North: Undeveloped privately owned property, recreational open space
   South: Single-family residences
   East: Undeveloped privately owned property, recreational open space
   West: Commercial retail establishment

10. The Project Site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the two building pads and the driveway access. In 2004 Plot Plan 2004-00123 was approved for grading and construction of a single-family residence on 1820 N. Topanga Blvd, and Plot Plan 50312 was approved for grading and construction of a single family residence at 1832 N. Topanga Canyon Blvd, but the residences were not constructed. An administrative oak tree permit, OAK04-228 was submitted with PP50312 and was approved in 2004 for removal of one oak tree in association with the construction of a single-family residence. Grading permits GR0604170004 and GR0604180002 were approved for the grading previously performed.

11. The site plan for the Project depicts two parcels, the northern parcel is 3.06 acres in area and the southern parcel is 5.62 acres. The project proposes a 5,958 square foot one-story residence/bed and breakfast on the northern parcel and a 5,941 square foot two-story residence/bed and breakfast on the southern parcel. Each residential structure will contain five guestrooms, with one parking space provided per guestroom. The southern parcel will contain a 798 square foot guest house. Accessory structures and amenities proposed include an outdoor swimming pool, jacuzzi, 305 square foot bath house with mechanical room, 46 square foot garden shed, and a 360 square foot storage shed located on the northern parcel. There is 719 square feet of total patio space. The total proposed footprint for all structures on both parcels is 14,127 square feet. Ingress and egress to the Project Site is provided by one 20-foot wide driveway off N. Topanga Canyon Blvd.

12. The Project Site is accessible via N. Topanga Canyon Blvd to the west. A condition requiring signage limiting site ingress and egress to right-turn only has been requested by the County Department of Public Works to mitigate against any potential traffic impacts.

13. The Project will provide one guest parking space for each guestroom associated with the bed and breakfast. Each residential structure will have five guestrooms with five guest parking spaces provided per residence, for a total of ten guest parking spaces across both properties.

14. Prior to the Commission's public hearing on the Project, the permittee performed public outreach with community groups and residents in the area. The permittee provided project details and offered to meet with anyone who expressed such interest to address concerns brought forward. The permittee will also erect story

poles prior to the public hearing to demonstrate the height and massing of the proposed structures.

15. The County Departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one, in addition to requirements for vehicular access and automatic fire sprinklers.

    Parks and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Blvd. to the National Parks Service (NPS) trail (Santa Maria Canyon) as a condition of project approval. There is an existing foottrail through the Project site historically accessed by the public to connect to the NPS trails system. NPS requested that public access to the trail system from Topanga Canyon Blvd. be maintained, thus Parks and Recreation requested the trail dedication.

    Public Health will review the septic system feasibility report for their requested corrections to percolation tests among other corrections required. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

16. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

17. Prior to the Commission's public hearing, the Department of Regional Planning staff received several email inquiries about the project, some sharing concerns regarding the project's potential impact on local trail usage, fire safety, and potential future uses of the properties for wedding events or as an adult sober living facility. In total, staff received two phone calls and two letters stating concerns regarding the project. Staff addressed the concerns by drafting appropriate conditions. Staff also received 14 letters in support of the project referring to the environmental concerns and local involvement of the applicant.

18. Reserved. Hearing Proceedings.

19. The Commission finds that the Project is consistent with the Santa Monica Mountains North Area Plan designation, N5 - Mountain Lands 5 land use category which allows a density of one dwelling unit per five acres. This designation is

intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The proposed residences with bed and breakfast establishments are consistent with the intended character and permitted land uses of the underlying land use category. The intended density of one dwelling unit per five acres is exceeded on the northern parcel, which is 3.08 acres in area. However, the application for a certificate of compliance was submitted and reviewed prior to the adoption of the Santa Monica Mountains North Area Land Use Plan. Certificates of Compliance, 01-055 and 01-056 were approved in July 2001.

20. The Commission finds that the Project is consistent with the A-1-5 zoning designation for the site. The building materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone. In regards to the five acre minimum required area for the parcels, the northern parcel is non-conforming with an area of 3.08 acres. Due to the previous approval of Certificates of Compliance in July, 2001 (CC01-055, 01-056) prior to the zone change, it is a legally established parcel and is therefore consistent with the permitted uses of the underlying land use and zoning categories. The subject properties are zoned for single-family residential development with allowance for bed and breakfast uses. The proposed project is similar to the rural, low-density, single-family residential development in the area. The project fits into the site's topography with minimal additional grading proposed. The Project has been conditioned to address public safety concerns, including fire and traffic safety.

21. The Commission finds that the Project is consistent with standards set forth by the Santa Monica Mountains North Area Community Standards District (CSD). The project design and operation conditions address the standards for the CSD pertaining to the bed and breakfast uses proposed for the residences. The Project is also applying for a variance from the significant ridgeline provisions of the CSD in conjunction with the CUP application. The Project maintains a residential character to ensure compatibility with the low-density rural residential nature of development in the area.

22. The Commission finds that the Project is consistent with standards set forth by the Hillside Management Ordinance. Outside of the built structures, 96 percent of the parcel will remain undeveloped with the exception of impacts to vegetation due to fuel modification requirements. Project design and mitigation measures ensure conservation of biotic and natural resources to the greatest extent feasible. The building footprint for the project is 14,127 square feet, or 4 percent of the total site area, meeting the requirement to maintain 70 percent of the site as undeveloped open space. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context and ensure aesthetic compatibility with adjacent development. The Project proposes minimal additional grading beyond the existing graded building pads, as well as providing mostly native landscaping, and aiming to qualify for LEED platinum status through use of energy and water efficient features employing context sensitive and creative design features. To address public safety concerns, the Project will extend the water line

across Topanga Canyon Blvd. to meet the project needs, provide adequate water flow and pressure, and through the provision of on-site and public fire hydrants will contribute to fire safety in the area. In addition, the Project has incorporated design adjustments to meet the Fire Department's concerns requiring automatic sprinklers and five-foot wide access paths around the perimeter of all structures.

23. The Commission finds that the Project is zoned for single-family residential with allowance for bed and breakfast uses through CUP approval. The uses are not expected to generate significant new traffic in the area, can be served by the existing street network, and will contain the required parking. The project is also not expected to negatively impact local public services. The use proposes to build septic systems for each property and have obtained a will-serve letter from the Los Angeles County Waterworks District. The Project is located near commercially zoned properties with neighborhood shopping facilities. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the Santa Monica Mountains North Area Plan.

24. The Commission finds that the applicant has met the burdens of proof pursuant to Sections 22.56.040, 22.56.215.F, and 22.56.290 of the County Code.

25. The Commission finds that the northern parcel of the Project site has physical, topographical, and biological resource constraints which prevent the proposed residence with bed and breakfast accommodations from being constructed elsewhere on the property, without causing significant disturbance due to additional grading that would be necessary, thus further impacting the natural terrain of the site and greatly increasing the removal of vegetation.

26. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(1), alternate sites within the property for the project have been considered and have been eliminated from consideration based on potential substantial habitat damage and additional disturbance to the natural topography of the site. A building pad was graded prior to the adoption of the CSD Significant Ridgeline Protection provisions and provides the least disruptive site for development. The plot plan for grading and construction of a single-family residence was applied for with PP50312 in July, 2004 and approved, although only the grading was performed at the time.

27. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(2), the Project maintains the maximum view of the significant ridgeline through use of design features, such as minimized grading, reduced structural height to 16.5 feet maximum, use of earth-toned colors and materials, and landscaping with a high ratio of native vegetation to blend the structure with the natural environment.

28. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.1, the existing legally graded pad and the natural habitat surrounding the graded pad present a special set of circumstances applicable to the property. Development on another area of the site to comply with the ridgeline protection standards of the CSD, County Code Section 22.44.133, would result in greater environmental impacts and disruption of the natural terrain than proceeding with development on the legally graded building pad.

29. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.2, allowing the proposed development within the significant ridgeline protection zone will not grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. The development is consistent in size and character with development in the area. Given the constraints of construction on the site, allowing the development as proposed grants the ability to develop the site in a manner consistent with properties in the area. The grading for the cleared building pad was approved with Plot Plan 50312, filed in July, 2004 and approved prior to the adoption of the significant ridgeline protection provisions of the CSD.

30. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.3, strict application of zoning regulations will result in practical difficulties and an unnecessary hardship, inconsistent with the general purpose of such regulations and standards. Development on an alternate area of the project site would force unnecessary additional impacts on the remainder of the largely undisturbed site containing sensitive native scrub oak and live oak riparian habitat, in addition to requiring extensive additional grading which would disturb the natural topography of the site.

31. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.4, the adjustments to be granted with this variance to allow the residential structures within the protected area of the significant ridgeline will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity. The proposed structures incorporate design elements to minimize aesthetic impacts, limit the structures to one-story at 16.5 feet in height, intruding 11.5 feet into the 50-foot vertical protected area. The Project is adjacent to a single-family residence that was built on top of the applicable significant ridgeline and through context-sensitive design does not further aesthetically impact the area.

32. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.

33. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in

the vicinity of Topanga Canyon community. On April 8, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

34. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

35. The MND for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 10, 2014 to January 8, 2015. Comments were received from the California Department of Fish and Wildlife (CDFW) requesting additional information on the impacts of fuel modification on the project site and sensitive biological resources. Additional mitigation measures were also recommended regarding pre-construction biological surveys, incorporation of additional measures to avoid and mitigate for impacts to special status species, and mitigating against potential impacts to existing drainage features. Their comments and recommendations were addressed in the MND and incorporated into the MMRP.

36. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

37. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

38. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

F. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.

G. The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

H. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

Regarding the Variance:

A. Because of the special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

B. The adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

C. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

D. The adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201200144 and Variance No. 201200004, subject to the attached conditions.

ACTION DATE: May 20, 2015

MKK:aaa

5/6/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004

PROJECT DESCRIPTION

The project is to construct two new single-family residences, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 and 1832 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area for both parcels is 8.68 acres, 3.06 acres for the northern parcel and 5.62 acres for the southern parcel. The undeveloped subject properties are zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) and the northern parcel falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area Community Standards District (CSD). The Project is 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 ("Regional 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 Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 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 22.60.260 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 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 ten days of the filing make an initial deposit with Regional 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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on May 20, 2045**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. 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.

10. 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 the sum of **$2400.00**. The deposit 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. The fund provides for **five (5) biennial (one every other year) inspections the first ten years and seven (7) triennial (one every third year) inspections thereafter.** Inspections shall be unannounced.

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

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

12. Within five (5) working days from the day after your appeal period ends **June 8, 2015,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.00** ($2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

15. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

16. 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 Chapter 22.56, Part 13 of the County Code.

17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

19. 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").

20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. 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, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **July 20, 2015**.

23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies 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.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – BED AND BREAKFAST ESTABLISHMENTS

24. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee.

25. Each residential property shall contain no more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.

26. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guests in any calendar year.

27. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility.

28. There shall be one on-site parking space, which may be uncovered, served by an all weather driveway, for each guest room available for paying guests.

29. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – HILLSIDE MANAGEMENT ORDINANCE

30. Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Such open space may include undisturbed natural areas or other such areas.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the construction of two single-family residences with bed and breakfast accommodations on two contiguous parcels. The residences contain a maximum of five guest rooms per residence, with one parking space provided per guest room. The building footprint for all structures proposed is 14,127 square feet.

32. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space per guest room. The bed and breakfast use will provide five guest rooms in each residence, requiring five guest parking spaces per residence. Due to the size of the residential properties, consisting of an area greater than one acre, covered or designated parking does not need to be provided for the owner or lessee of the residence. If the permittee changes the operation of the bed and breakfast so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

33. At no time shall herbicides, pesticides, or rodenticides be used on any portion of the site, including any publicly dedicated trail easement, nor any operation, construction, or maintenance work performed by the County Parks and Recreation, the National Park Service, or other agency on such publicly dedicated trail easement.

34. The facility shall be operated as a non-smoking facility at all times throughout the entire site.

35. Any events held at the facility shall be restricted to residents and guests of the facility.

36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 10, 2014 to the satisfaction of said department.

37. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 22, 2014 to the satisfaction of said department.

38. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated December 3, 2014 to the satisfaction of the said department

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 3, 2014 to the satisfaction of the said department.

Attachments:
Mitigation Monitoring Program (pages 1-15)
Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

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

A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Please see attached sheets.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Please see attached sheets.

C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

Please see attached sheets.

Conditional Use Permit Burden of Proof for APNs 4434-010-019 and 4434-010-020

A1. Our proposed land use will enhance the health, peace, comfort, and welfare of people working and residing in the area. In terms of health benefits, our B&B will not only be a model of environmental sustainability but an exemplar of nontoxic living as well. Our earnestness to create a nontoxic and earth-friendly living space springs from a deep philosophical and practical desire to live sustainably. We aspire to serve as a kind of template for other residents and small business owners who wish to adopt more eco-friendly practices but who are not sure how to do so cost effectively. Borne out of a desire to create a comprehensively healthy (i.e. nontoxic, peaceful, environmentally friendly, community-enhancing) lodging option in the LA area, our B&B will stand as a beacon of hope for individuals who have experienced the same sort of frustrations that we have when searching for a safe, suitable, relaxing, and authentically green lodging option.

We plan to offer local residents special perks and discounts so that they can affordably and reliably use the B&B as an extension of their own home for visiting relatives, as a natural choice for "stay-cations" (such as for expectant parents or couples celebrating an anniversary), writers' retreats, and as a homey reprieve during a resident's own house renovations.

Our project will also benefit local residents by creating a wide range of green jobs, both temporary and permanent. These jobs will include everything from project-based planning and eco-friendly construction jobs to infrastructure and utilities work as well as ongoing lodging positions to help us with cleaning, food preparation, and home repairs/ maintenance.

We envision our B&B as a kind of sanctuary for the weary traveler or stressed and overworked local resident who wants a place to reconnect with nature and enjoy the peaceful and relaxing amenities we provide, such as a healing sauna, nontoxic pool, and outdoor seating areas cocooned in native vegetation that celebrate the unique beauty that is Topanga. Topanga does not have many lodging choices. In fact, there are only two B&Bs in the area currently. As such, there is likely unmet need for additional lodging options in the area that is depriving the local business community of additional tourist traffic. We believe that we lose a fair number of tourists to areas like Santa Monica and Malibu given their higher number of lodging options. That said, the ideal answer for Topanga, in terms of increasing its lodging volume, is not to default to high occupancy chain hotels erected by non-local developers, but to foster the creation of unique B&B's that reflect the special vibe and character that the eclectic citizens of this town have to offer.

In terms of specific concerns that our neighbors might potentially have, we provide the following reassurances and mitigations:

(1) Parking – Since we have 8+ acres and are only planning to build on a fraction of the land, we will have ample space for all our parking needs. In fact, we are required to have at least one parking space per room, and we will provide that in

addition to an extra space for us. Moreover, we will limit our guests to only one parking spot per room, which is actually standard practice in the B&B industry. Since most visitors are couples or singles, they tend to arrive in only one vehicle anyway. In addition, average area B&B occupancy hovers between 30-60% (depending on the economy and season). As such, we would only likely have 3-7 cars between both properties at any one time (the two of us owners share a car). This vehicle total is actually far less than what many single-family homes regularly absorb with older children living at home. We offer our guarantee that our project will not require any sort of reliance on street parking.

(2) Noise – Construction always entails some noise, but we are fortunate in that there are no existing structures that we have to demolish or through which we have to jackhammer (which tends to generate the loudest noise). We will also be on-site regularly to ensure that our crews do not commence work too early (or cease work too late). The level of construction noise should actually be on the low side, as we are only constructing two residential homes, not a multi-family dwelling or large-scale development. In addition, we will consult with all of our neighbors before work begins to establish a dialogue. We will check with them periodically throughout the process to address any issues and foster goodwill. We want to be good neighbors, not just for personal reasons (though those are extremely important to us, as will be living here and seeing our neighbors daily), but also because it makes good business sense. Our neighbors will potentially be our patrons, or they will be a significant source of referrals to family members and friends. As such, we want to make sure that their needs and concerns are addressed.

Once the B&B becomes operational, noise will not be an issue, as B&B guests tend to be quieter in general than hotel patrons. This is due to a number of factors, such as the relative maturity of B&B guests, their purpose in selecting a B&B, and the intimate nature and small scale of a B&B. Guests tend to skew a bit older, be more established, and are generally looking for a peaceful getaway rather than a rowdy, Spring-break type of excursion. Overall, guests at a B&B tend to be exceedingly respectful of the rooms and common areas. Owing partially to the more intimate nature and scale of a B&B versus a motel/hotel, guests are very cognizant of their surroundings and perhaps feel more personally accountable for their actions. As such, they make a conscious effort to be considerate with respect to other guests and neighbors. Carrie can speak from experience, having worked at a B&B for 2+ years as well as having stayed at many hotels over the years. She has never had to deal with a noise/nuisance type of complaint as an employee at a B&B, nor has she ever personally experienced a noise/nuisance issue at a B&B. On the flip side, we have experienced many noise/nuisance issues at large hotels.

(3) Dust, debris, hazardous materials – We plan to minimize any dust by working at favorable times of year and/or wetting down the soil as needed during construction. We also are carefully reviewing the building methods and materials before work begins to make sure that they are minimally invasive, low odor

emitting, nontoxic, and do not generate many particulates or dust. On a personal note, Carrie tends to have allergy/dust/sensitivity issues, so we would imagine that she would function as a particularly effective "canary in a coal mine", both with respect to dust and hazardous materials. If she is noticing a problem or issue on-site, she is likely experiencing it before anyone else. This gives us the lead time to correct it before it becomes an issue for anyone else. That said, we are purposely choosing a construction crew (Green Planet Building and a select few environmentally friendly sub-contractors) that is very experienced in green and healthy building practices and believes passionately in the principles it espouses. In that way, we will not be in the position of always having to instruct or correct "standard construction practices", as our builders have created a niche for themselves in which their competitive advantage is to go the extra mile and do things the environmentally-friendly and healthy way. As for debris removal, we do not share a road with any neighbors. That said, we do not personally want there to be a build-up of debris, so we will require that all contractors/sub-contractors sign a regular debris removal/recycling clause as part of our agreement with them (this is also a LEED requirement).

For the record, our B&B will be non-smoking, both for personal/public health reasons as well as for fire safety reasons. No one will be allowed to smoke in or near the dwelling.

(4) Glare – We are planning to install solar panels on our roof to minimize our reliance on fossil fuels, reduce greenhouse gas emissions, and achieve LEED certification. The panels on the back house (APN # 4434-010-019), which is where the majority of the panels will be, will not be visible to any of our neighbors or passers-by (we have no neighbors on the east side of our property). Moreover, there is a line of elevated trees behind this back house (APN # 4434-010-019) that would block the one-story roofline from view. The panels on the front roof may be partially visible from some windows in two of our neighbors' homes on our south side, but they should not pose a glare issue, as we will select the latest solar technology - which has anti-glare properties - and position the panels so as to minimize any potential glare. It should also be noted that solar panels on two separate nearby properties that we can see from our property do not create any glare.

(5) Fire Hazard – We do not believe the construction of our home will pose any fire risks. However, if there is any construction during the fire season, we will take special precautions to ensure that no fire hazards are present. These precautions include ensuring that our crews do not smoke on or near the property, wetting down the soil periodically, and containing any spark-producing equipment in fire-safe/proof materials. Finally, we are required to place at least two fire hydrants on our property in order to build these dwellings (one on the Blvd and at least one between the two parcels). The presence of these additional fire hydrants should mitigate the potential for any fires originating on our property to grow as well as significantly enhance the capacity of firefighters combating fires that arise

anywhere in the surrounding area.

(6) Traffic – Topanga Canyon Blvd regular sees traffic volume of close to 20,000 vehicles per day making the trek between the PCH and Highway 101. Some of these are locals, and many are commuters and tourists. Given the miniscule scale of our B&B, it would not materially (or even marginally) increase traffic in this area. Rather, we would like some of our guests to come from the traffic that already exists. We hope to be able to attract some passers-by to "stop and stay a while" on their drive through the Canyon. And when they stop and stay, we hope to expose them to a wide variety of local businesses in the Topanga area, from Pat's Topanga Grill, Fresh in Topanga, Froggy's, Inn of the Seventh Ray, the Canyon Bistro, etc. for lunch and/or dinner, to the Theatricum Botanicum for performances, to the Mermaid for weddings and events, to the weekly farmer's market, shops, festivals, etc.

In terms of making sure that anyone entering/exiting our property can enter the highway traffic safely, we plan to clear additional vegetation from the front lines of our property as well as install two lights/lanterns near our entrance at Topanga Canyon Blvd to enhance visibility at night.

A2. The two homes that we envision constructing on our two parcels would in no way be detrimental to our neighbors and would actually serve to materially enhance the use, enjoyment, and valuation of other persons located in the vicinity of the site.

First, the project will involve constructing one residential-sized structure on each parcel. The homes will fit well within the general residential architectural styles and tone of our neighborhood. Each home will be a single-family residence, having the character and quality of a traditional family home. Aesthetically, the structures will have a rustic elegance and ambience that mirror the tone of Topanga Canyon, featuring high quality, organic and sustainable materials that are naturally fire resistant. The homes' location on the parcels will follow the natural lines and contours of the surrounding environment and will be situated so as to minimize any grading that could disrupt the environment.

Our architect, Polly Osborne, an AIA, LEED AP, specializes in high quality environmental designs that emphasize preserving and enhancing the natural habitat. She has won multiple prestigious green building and design awards for her unique ability to merge aesthetic, architectural, engineering, and environmental considerations into compelling designs. Her professional ethos and personal belief in sustainable building principles have led to the creation of home and landscape designs that celebrate the environment and truly become an extension of nature. As stated on her website: "At Osborne Architects we focus on site-specific architecture that seeks to minimize environmental impact and bring our clients health, comfort, beauty and harmony....We use environmentally responsible products, locally made materials, renewable resources and solar heating and natural ventilation techniques. We support cradle-to-cradle principles." (Polly Osborne, AIA).

In sum, each of the structures would be constructed in a manner that closely adheres to the nature, qualities and character of the area. The structures should actually serve to enhance the value of surrounding property owners, as carefully developed properties tend to do. Based on the concepts, building plans, and materials that we plan to use for our project, each home would be classified as a luxury residence and would thereby enjoy a valuation that would serve to increase the overall property values of our surrounding neighbors.

In terms of nearby businesses, such as Pat's Topanga Grill, the construction of our two structures would be a value-add, since our project would increase revenues as a source of regular foot traffic in the area. We would purposefully direct guests to our neighboring establishments for brunch/lunch/dinner meals and any other items and/or services they might need. An integral part of our green community mindset is to think, act, and buy locally. In that vein, we intend to partner with other businesses in the community to broaden and maximize the overall benefit to Topanga of its tourist visitors who will be eager to learn about and avail themselves of local business offerings, from cultural activities (such as those offered at the Theatricum Botanicum) to recreational activities (like horseback riding, hiking excursions in our state parks, and yoga classes) to myriad dining and shopping options.

A3. Our proposed project would not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare of the area. In contrast, we firmly believe that our project will significantly enhance the public health, safety, and general welfare of the area. We shall substantiate that belief below.

First, we will construct two residences that will adhere to some of the strictest environmental criteria in effect today. In addition, the project will meet additional public health standards by going far beyond what current regulatory and certifying bodies require in terms of selecting the most nontoxic, inert, and fire-resistant building materials currently available in California (e.g. stone, concrete, stucco). With respect to public safety, our project will benefit the community in numerous ways. Presently, the Water Municipality serving our district has no short or long-term funds or plans to extend the water main to our side of the Boulevard, which potentially places a significant constraint on fire fighters working to combat fire outbreaks in our nook of the Santa Monica Mountains. Without a water main or hydrant on our side of the Boulevard, residences in this area are more vulnerable to the effects of fire than they would be if a sufficiently pressurized water main and an adequate number of hydrants were located on the East side of the road. Our project will include an extension of the current water main on the West side of Topanga Canyon to the East side at this important junction of the Boulevard, so we will be significantly increasing the capacity of our heroic fire fighters to effectively curb any large fires in Topanga. We also enhance safety by taking an unimproved lot (which can attract criminal activity, dumping, and/or vagrants if left unattended for long stretches) and making it livable, aesthetically pleasing, serene, and secure.

One of our main objectives in undertaking this project is to increase the overall public welfare with a focus on building a project that is environmentally sustainable, nontoxic,

and community-oriented. We want to actively engage with the community on various projects addressing a wide range of community and environmental issues through diverse partnerships with like-minded organizations. We would like to partner with the Topanga Association for a Scenic Community (TASC) to explore ways to protect and further highlight the immense scenic beauty of the area. We would like to partner with the Topanga Creek Watershed Committee (TCWC) to ensure that we all do our part to safeguard the area's groundwater. We would like to partner with the Topanga Coalition for Emergency Preparedness (T-CEP) and natural landscape architects to explore the best designs and plantings for home gardens in terms of using drought-tolerant, naturally fire resistant plants. We would actively promote these initiatives by donating the space and manpower to coordinate and host events that facilitate these goals. If there's a community group that wants to partner with us, we are eager to lend a helping hand to further causes that promote the community good. That's our mission and our mantra.

B. We are planning for our property to be extremely eco-friendly. The highest and best LEED certification status is Platinum, and our goal is to become the fourth LEED-Platinum lodging establishment in the U.S. and the first in Southern California. Thus all of our construction and operation will be geared around being as environmentally friendly as possible.

Our property is designated as A-1. LA County has specific standards for bed and breakfast establishments designated A-1 that are listed under section 22.44.133 as a part of the Santa Monica Mountains North Area Community Standards District. These standards state:
-- Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be conditions of each grant, unless otherwise modified by the hearing officer:
a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
b. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;
c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;
d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;
e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;
f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and
g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does

not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

We will meet and obey all of the standards listed above. The combined acreage of the two parcels is 8.68 acres - one parcel is 5.62 acres, and the other parcel is 3.06 acres. So each of our two parcels contain well over one acre of land, and our two housing structures are being designed to maintain a residential character, as shown in our architectural plans. Additionally:
a. The two of us (Carrie and Bill) will operate and live at the bed and breakfast. Neither of us will have any other property on which we would live.
b. Each of the two buildings (one on each parcel) will have five guest rooms, all of which are included in the main residential structures, as shown in our architectural plans.
c. There will be no long-term (over 14 day) stays or visits for any paying guests.
d. There will be no kitchen or cooking facility in any guest room, as shown in our architectural plans.
e. Each of the two parcels will have at least five parking spaces, one for each guest room, as shown on our site plans.
f. Only residents and guests of the bed and breakfast will be served any food or beverages.
g. The freestanding sign will be within the stated size limits and shall be placed at the west end of the property, near Topanga Canyon Blvd.

We feel that our plan for an eco-friendly bed and breakfast supports the policies and goals of the Santa Monica Mountains North Area as well as the Topanga Canyon Area. As an extremely environmentally-friendly bed and breakfast, we will plan to keep the vast majority of our property as undisturbed natural open space. That lends itself to a large amount of open space, given that our property is 8.68 acres. We believe in preserving the natural habitat, so we will leave all trees, bushes, and plants as they currently exist on the property (except for the brush clearing requirements). We are planning to use drought-tolerant native landscaping. Native plants generally require significantly less water than non-native plants, and they also tend to be more fire-resistant, thereby helping to curb the spread of any potential wildfires in the future. The landscaping will blend very well into the natural environment, and most of the landscaping involves retaining plants and trees that already exist on the property. The building structures will be low in height (only one story high on the back parcel) and designed in order to complement the natural environment. We are requesting a variance from the ridgeline ordinance on our back parcel (APN # 4434-010-019), but the reason for this variance request is that the existing building pad would only enable us to build a 1-2 ft structure if we were to stay below the 50 ft clearance from the saddle of a significant ridgeline that crosses behind the property. In order to build in the most environmentally friendly way and avoid damaging the land around us, we would like to minimize any needed grading as much as possible. This helps to reduce erosion and prevent undesirable drainage patterns. In order to do that, we would need to request a variance that would enable us to build a one-story structure on the back parcel that would be no taller than 17 feet and that would still be 38 feet below the ridgeline (please see our variance request for more details).

We also will meet all standards for the Topanga Canyon Area. We will not use toxic pesticides, toxic herbicides, nor any other toxic chemicals on the property, so the Topanga Creek Watershed will not be damaged in any way from our property. We also feel that the Topanga area is underserved in the lodging area, and our bed and breakfast can attract new visitors to the area who will be able enjoy the natural beauty of Topanga. We hope that our extremely eco-friendly bed and breakfast can serve as an inspiration to others to follow our example and build and live in as environmentally-friendly a manner as possible.

Additionally, we are not planning to build any walls (other than possible retaining walls, if necessary) or fences, as we would like to keep the property as open and natural-looking as possible. Our yards will be small and will abide by all County and local regulations for brush and fire clearance. Each of our two parcels will have five guest rooms, which means that each of our two parcels are required to have five on-site parking spaces for guests. Our site plan shows these required parking spaces, five on each parcel, plus an extra handicapped parking space. Both parcels will also have an all-weather paved driveway that leads to the front of each house, as required by the Fire Department. These driveways will have a turnaround area for loading and unloading. The main driveway off of Topanga Canyon Blvd is several hundred feet long, so there will be no traffic backup onto Topanga Canyon Blvd.

We believe that our property will fit in beautifully with the surrounding area. The property borders Topanga Canyon Blvd (Route 27), which is a well-maintained state highway. The only parts of the property visible from Topanga Canyon Blvd are the front driveway and a fairly steep upward slope consisting of trees and natural vegetation. The majority of the main building structures will not be visible from Topanga Canyon Blvd. The building structures will not become visible until one drives up the driveway of the property.

Across the street from our property is Pat's Topanga Grill, a popular local commercial restaurant. Having a lodging establishment very close to a restaurant is wonderful for a local area. Guests of our bed and breakfast will be able to eat at Pat's by simply walking across the street, so vehicular traffic would not even increase in that regard. There are several other commercial enterprises immediately to our north on Topanga Canyon Blvd, so we believe that a bed and breakfast is a perfect fit for our property considering the location. It would be a win-win-win situation all around, for local residents and business, for tourists, and for us. The housing structure on the neighboring property just north of us was also built in an eco-friendly fashion, so our green homes would complement the area aesthetic and ethos nicely.

C. 1. We believe that our property will have no negative impact on neighbors and the surrounding area with respect to parking, pedestrian access and flow, and traffic patterns. The property borders Topanga Canyon Blvd (Route 27), which is a well-maintained state highway. The driveway to the property feeds directly onto Topanga Canyon Blvd, and no smaller side streets used by any neighbors will be impacted at all. Absolutely all parking for our property will be on-site parking, so there will never be any cars parked in any area

or public place that is not our property. This means that no neighbors will be negatively impacted with regards to parking. On average, we would expect a total (including both parcels of land) of 3-6 cars per day to visit our property. Tens of thousands of vehicles travel on Topanga Canyon Blvd every day, and we believe this State Route should have no trouble at all absorbing the 3-6 cars per day, on average, that will be entering our property, many of which would be people who were driving this stretch of highway already.

C. 2. We will add all necessary public and private service facilities to the property. We will work with the Fire Department to add 2-3 fire hydrants to the property, and we will establish adequate turnarounds for fire trucks. We will have an all-weather driveway that will be the required width for Fire Department usage. We are working with Southern California Edison to bring power and utilities to the property. We will have two septic tanks, one on each parcel, to serve the housing structures.

Since we plan to operate as a small-scale bed & breakfast, we believe any extra demands on public infrastructure and recreation will be extremely limited. There will be no children living on the property, so there will be no extra burden on the area school system. The vast majority of our guests will be from out of town, so we don't anticipate any extra traffic to the library. People that stay at bed & breakfasts are generally very well-behaved – much better behaved than the general population – so we do not expect much, if any, extra burden on the Sheriff's department. Our bed & breakfast will include some recreation facilities for our guests, so any extra burden on public parks & recreation facilities will be small. In fact, ideally we would like to partner with the parks and natural recreation areas in such a way as to increase their revenues and enhance their profile among the public while providing our guests with special access to the kind of value-added, nature-inspired adventure that they seek. That said, a significant portion of our guests' recreational activities will be done on our property, as our guests will be able to enjoy a swimming pool, sauna, and walking and hiking trails located on our property. The only impacts to public facilities that we can think of would be: A. hiking at Topanga State Park; and B. enjoying Topanga Beach. We only expect a total (including both parcels of land) of 3-6 guest rooms on average to occupy our two homes per day, and only a small percentage of these guests would spend any time at Topanga State Park or Topanga Beach. Thus we anticipate that any impact to public services will be quite minimal.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

HILLSIDE MANAGEMENT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.215.F, 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 project is located and designed so as to protect the safety of current and future residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow or erosion hazard.
Please see attached sheets.
B. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area.
Please see attached sheets.
C. That the proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with objectives and policies of the General Plan.
Please see attached sheets.
D. The proposed project development demonstrates creative and imaginative design resulting in a visual quality that will complement community character and benefit current and future residents.
Please see attached sheets.

Hillside CUP Burden of Proof for APNs 4434-010-019 and 4434-010-020

A. For our project, safety is a top priority. The project buildings are set back a good 400-800 feet from Topanga Canyon Blvd in a secluded area, and are set back a significant distance from the parcel perimeters, considerably more than is required by code. There are only three neighboring houses located within 500 feet of our proposed building sites, and our two houses will be located on building pads that are below two of the three neighboring houses. None of our neighbors will be subjected to any floods or erosion hazards due to our project. The homes' location on the parcels will follow the natural lines and contours of the surrounding environment and will be situated so as to minimize any grading that could disrupt the environment. We are building the two houses on some of the higher ground of our property, and any water and erosion will move in a direction away from all houses and toward areas where there are no structures or roads whatsoever. Our civil engineer, Felix Levitas, devised a drainage plan for both parcels of our property that optimizes water flow and drainage while preventing erosion and flooding. Our project includes several retaining walls on the outside of both houses, which will help to stop any unwanted water, mud, or debris movement.

We do not believe the construction of our home will pose any fire risks. However, if there is any construction during the fire season, we will take special precautions to ensure that no fire hazards are present. These precautions include ensuring that our crews do not smoke on or near the property, wetting down the soil periodically, and containing any spark-producing equipment in fire-safe/proof materials. Also, our entire property will be non-smoking, both for personal/public health reasons as well as for fire safety reasons. No one will be allowed to smoke in or near the dwellings, which shall greatly mitigate fire risk.

We are required to place at least two fire hydrants on our property in order to build these dwellings (one on Topanga Canyon Blvd and at least one between the two parcels). Not only will these additional fire hydrants protect our property, they will also significantly enhance the capacity of firefighters combating fires that arise anywhere in the surrounding area. Presently, the Water Municipality serving our district has no short or long-term funds or plans to extend the water main to our side of the Boulevard, which potentially places a significant constraint on fire fighters working to combat fire outbreaks in our nook of the Santa Monica Mountains. Without a water main or hydrant on our side of the Boulevard, residences in this area are more vulnerable to the effects of fire than they would be if a sufficiently pressurized water main and an adequate number of hydrants were located on the East side of the road. Our project serves the community by including an extension of the current water main on the West side of Topanga Canyon to the East side at this important junction of the Boulevard, so we will be significantly increasing the ability of our heroic fire fighters to effectively curb any large fires in Topanga.

We are planning to use drought-tolerant native landscaping. Native plants generally require significantly less water than non-native plants, and they also tend to be more fire-resistant, thereby helping to curb the spread of any potential wildfires in the future.

B. The flat building area on our large 8.68 acre property is about one acre. Of the approximate one acre of relatively flat building area, one third will be occupied by buildings and the remaining two thirds will be landscaped or will serve driveway and parking needs. The remaining 7.7 acres will consist of natural vegetation and exist as open space. In other words, the vast majority of our project will preserve open space.

Our architect, Polly Osborne, an AIA, LEED AP, specializes in high quality environmental designs that emphasize preserving and enhancing the natural habitat. She has won multiple prestigious green building and design awards for her unique ability to merge aesthetic, architectural, engineering, and environmental considerations into compelling designs. Her professional ethos and personal belief in sustainable building principles have led to the creation of home and landscape designs that celebrate the environment and truly become an extension of nature. As stated on her website: "At Osborne Architects we focus on site-specific architecture that seeks to minimize environmental impact and bring our clients health, comfort, beauty and harmony....We use environmentally responsible products, locally made materials, renewable resources and solar heating and natural ventilation techniques. We support cradle-to-cradle principles." (Polly Osborne, AIA).

Across the street from our property is Pat's Topanga Grill, a popular local commercial restaurant, and right down the street from our property is Topanga Fresh Market, a local organic grocer. Having a lodging establishment very close to small-scale commercial retailers is wonderful for a local area. Guests of our bed and breakfast will be able to eat at Pat's by simply walking across the street, so vehicular traffic would not even increase in that regard. Guests will be able to walk down the street and purchase fruit, water, snacks, and other items at "Topanga Fresh". There are several other commercial enterprises immediately to our north on Topanga Canyon Blvd, so we believe that a bed and breakfast is a perfect fit for our property considering its location near businesses. It would be a win-win-win situation all around, for local residents and business, for tourists, and for us. The housing structure on a neighboring property just north of us was also built in an eco-friendly fashion, so our green homes would complement the area aesthetic and ethos nicely.

One of our main objectives in undertaking this project is to increase the overall public welfare with a focus on building a project that is environmentally sustainable, nontoxic, and community-oriented. We want to actively engage with the community on various projects addressing a wide range of community and environmental issues through diverse partnerships with like-minded organizations. We would like to partner with the Topanga Association for a Scenic Community (TASC) to explore ways to protect and further highlight the immense scenic beauty of the area. We would like to partner with the Topanga Creek Watershed Committee (TCWC) to ensure that we all do our part to safeguard the area's groundwater. We would like to partner with the Topanga Coalition for Emergency Preparedness (T-CEP) and natural landscape architects to explore the best designs and plantings for home gardens in terms of using drought-tolerant, naturally fire resistant plants. We would actively promote these initiatives by donating the space and manpower to coordinate and host events that facilitate these goals. If there's a community

group that wants to partner with us, we are eager to lend a helping hand to further causes that promote the community good. That's our mission and our mantra. In fact, Carrie has already been working with the Topanga community to implement environmental initiatives in the neighborhood. For instance, she participated in a year-long series of collaborative meetings with Caltrans, deputies for Supervisor Zev Yaroslavsky's office, representatives for state legislators Fran Pavley and Richard Bloom, and local Topanga community groups to help end herbicide use on Topanga Canyon Blvd.

C. We feel that our plan for an eco-friendly bed and breakfast supports the policies and goals of the Santa Monica Mountains North Area as well as the Topanga Canyon Area. As an extremely environmentally-friendly bed and breakfast, we plan to keep the vast majority of our property as undisturbed open space. That amounts to a large amount of preserved open space, given that our property is 8.68 acres. We believe in preserving the natural habitat, so we will leave all trees, bushes, and plants as they currently exist on the property (except for the brush clearing requirements). We are planning to use drought-tolerant native landscaping. Native plants generally require significantly less water than non-native plants, and they also tend to be more fire-resistant, thereby helping to curb the spread of any potential wildfires in the future. The landscaping will blend very well into the natural environment, and most of the landscaping involves retaining plants and trees that already exist on the property. The building structures will be low in height (only one story high on the back parcel) and designed in order to complement the natural environment.

We also will meet all standards for the Topanga Canyon Area. We will not use toxic pesticides, toxic herbicides, nor any other toxic chemicals on the property, so the Topanga Creek Watershed will not be damaged in any way from our activities. We also feel that the Topanga area is underserved in the lodging area, and our bed and breakfast can provide lodging for visitors to the area who will be able enjoy the natural beauty of Topanga. We hope that our extremely eco-friendly bed and breakfast can serve as an inspiration to others to follow our example and build and live in as environmentally-friendly a manner as possible.

Our property is designated as A-1. LA County has specific standards for bed and breakfast establishments designated A-1 that are listed under section 22.44.133 as a part of the Santa Monica Mountains North Area Community Standards District. These standards state:
-- Bed and breakfast establishments, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the facility maintains a residential character. In addition to the conditions imposed pursuant to Section 22.56.100, the following development standards shall be conditions of each grant, unless otherwise modified by the hearing officer:
a. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee;
b. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures;

c. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guest in any calendar year;
d. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility;
e. There shall be one on-site parking space, which may be uncovered, served by an all-weather driveway, for each guest room available for paying guests;
f. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted; and
g. One wall-mounted or freestanding sign shall be permitted, provided that such sign does not exceed 6 square feet in sign area or 12 square feet in total sign area, and does not exceed a height of 42 inches measured vertically from ground level at the base of the sign.

We will meet and obey all of the standards listed above. The combined acreage of the two parcels is 8.68 acres - one parcel is 5.62 acres, and the other parcel is 3.06 acres. So each of our two parcels contain well over one acre of land, and our two housing structures are being designed to maintain a residential character, as shown in our architectural plans. Additionally:
a. The two of us (Carrie and Bill) will operate and live at the bed and breakfast. Neither of us will have any other property on which we would live.
b. Each of the two buildings (one on each parcel) will have five guest rooms, all of which are included in the main residential structures, as shown in our architectural plans.
c. There will be no long-term (over 14 day) stays or visits for any paying guests.
d. There will be no kitchen or cooking facility in any guest room, as shown in our architectural plans.
e. Each of the two parcels will have at least five parking spaces, one for each guest room, as shown on our site plans.
f. Only residents and guests of the bed and breakfast will be served any food or beverages.
g. The freestanding sign will be within the stated size limits and shall be placed at the west end of the property, near Topanga Canyon Blvd.

Topanga Canyon Blvd regularly sees traffic volume of close to 20,000 vehicles per day making the trek between the PCH and Highway 101. Some of these are locals, and many are commuters and tourists. Given the miniscule scale of our B&B, it would not materially (or even marginally) increase traffic in this area. Rather, we anticipate that many of our guests will come from the traffic that already exists. The average occupancy of bed and breakfasts in the U.S. is 44%. Our B&B will contain 10 rooms, meaning that our B&B will attract an average of 4-5 cars per day, a tiny figure compared to the hundreds or thousands of cars required to keep most businesses afloat. With regards to utilities, our project will be served by public water and power, and we will use a private sewage system.

Since we will be small in scale, our bed & breakfast will not place any burden on local shopping and commercial facilities. On the contrary, we believe that local businesses,

such as restaurants and grocery stores, would welcome the few extra customers that our guests would provide.

D. The homes will fit in beautifully within the general residential architectural styles and tone of our Topanga Canyon area. The property borders Topanga Canyon Blvd (Route 27), which is a well-maintained state highway. The only parts of the property visible from Topanga Canyon Blvd are the front driveway and a fairly steep upward slope consisting of trees and natural vegetation. The majority of the main building structures will not be visible from Topanga Canyon Blvd. The planned building structure on the back building pad will not become visible until one drives up to the very top of the driveway of the property. Each home will be a single-family residence, having the character and quality of a traditional family home. Aesthetically, the structures will have a rustic elegance and ambience that mirror the tone of Topanga Canyon, featuring high quality, organic and sustainable materials that are naturally fire resistant.

The buildings will hug the ground and give the inhabitants a special relationship with nature. We intend to pursue LEED certification, with an emphasis on Habitat Restoration and Indoor Air Quality. Every room in each home opens to a lovely view of land and mountains while maintaining the privacy required to make this a perfect place to leave the stress of the city behind and immerse oneself in the special terrain that is Topanga Canyon. Bernard Maybeck's 1922 Glen Alpine Springs buildings in South Lake Tahoe inspire the design of these buildings with their low slung simplicity, detailing and ability to recede into the landscape. Since the construction is restricted to areas already graded by previous owners, the landscaping can go hand in hand with the construction. As we mentioned above, the landscaping will blend very well into the natural environment, and most of the landscaping involves utilizing plants and trees that already exist on the property.

VARIANCE BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.56, Part 2, the applicant for a variance shall substantiate to the satisfaction of the Director the following facts:

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

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and
Please see attached sheets

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and
Please see attached sheets

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
Please see attached sheets

A. We are planning to build an extremely eco-friendly bed and breakfast on our property. Our goal is to achieve the highest and most rigorous LEED certification available (Platinum) to become the fourth such lodging establishment in the U.S. and the first in Southern California with this distinction. To that end, all of our construction and operations will be focused on being as environmentally friendly as possible with respect to the property as a whole. We shall place an enormous emphasis on eco-friendliness and land preservation, as these ideals are central to our core personal values about how individuals should interact with their environment. As such, the project will blend seamlessly into the natural surroundings, taking care to preserve native habitat and function as a sanctuary for wildlife in the watershed. Ultimately, our goal is to use environmentally sound and sustainable siting and building techniques that not only do not compromise the environment, but also enhance and restore the ecosystem to a vital and natural state.

With this environmental focus in mind, we found ourselves in a dilemma with respect to the ridgeline ordinance. Our building pads had mostly been graded by the prior owner of the property (but not to ridgeline standards), and there is a significant ridgeline at the back of the property. Our choices were to either grade our building pad down many feet in order to stay out of the 50 foot vertical area of the ridgeline, or to try and request a variance from the ridgeline ordinance (on parcel 4434-010-019) so that we would not need to do much environmentally destructive grading. Regional Planning has advised us that they believe it is more environmentally friendly to do less grading on a flat pad that has already been graded by the prior owner, and we agree. To follow that recommendation, we would require a variance from the ridgeline ordinance. We believe that our particular property and circumstances fit the criteria needed to request variance from the ridgeline ordinance. Collectively - we, our highly environmentally conscious architect (Polly Osborne), and LA County Planners - have considered every possible alternate building site on this parcel and determined that, in order to build anywhere else on the property, significantly more grading would need to be done. Such grading would likely be deleterious to the environment in terms of creating soil erosion, potential slope instability, degradation of native habitat, and excess air pollution from grading and dirt removal trucks' emissions. We will be grading approximately 265 cubic yards of net cut with our plan, as opposed to 4,000-5,000 cubic yards if we were to comply with the ridgeline ordinance. A variance from the ridgeline ordinance also will significantly reduce the truckload traffic in the area. Even the largest trucks that can carry approximately 80 cubic yards per truckload would require 50-60 trips with no variance from the ridgeline ordinance, versus about 3 trips with a variance from the ridgeline ordinance.

We are not trying to build on top of the ridge, nor anywhere close to the ridge. We simply want to be able to build a normal single story building, and the very top of this building will be 38 feet below the significant ridgeline. We are not looking to build in a way, for example, that our next door neighbor has built. Our neighbor's house is less than 50 horizontal feet away from our property, yet this house sits on top of the ridge and is actually over 100 feet higher than the maximum height that we are requesting with our

variance. The highest point of our house will sit 38 vertical feet below the significant ridgeline, and our house will be 262 horizontal feet away from the significant ridgeline.

The ridgeline ordinance was passed in the mid-2000s. All the houses that surround our property were built before this ridgeline ordinance was passed; hence, all these neighboring houses have been "grandfathered" in, and do not need to worry about compliance with the ridgeline ordinance. Our property is the only property in the area (as far as we can tell) that is dealing with a ridgeline compliance issue. Given the fact that most of our neighbors are positioned on or above the ridgeline themselves, we hope and anticipate that they would be sympathetic to the pickle we find ourselves in on this property, which is the position of being unable to build even a single story structure in a residential area without a variance.

B. A variance from the ridgeline ordinance would provide us with the simple right to build a residential house using sustainable methods on parcel 4434-010-019. We are planning to build in a way that is as environmentally friendly as possible, and a variance that would result in far less soil grading would honor that goal. All other owners in our area were able to build their homes without any restrictions from the ridgeline ordinance. We are not asking for special treatment relative to our neighbors, only to be able to build a single-family dwelling that rises only partially into the 50 ft distance required of the ridgeline ordinance and that is significantly lower than many other nearby homes.

C. No neighbors will be impacted by a variance from the ridgeline ordinance, and the public will not be impacted by a variance from the ridgeline ordinance. Our proposed site for building would not block any view of the ridgeline, as the top of our proposed building is 38 feet below the significant ridge. This significant ridgeline is not actually visible from Topanga Canyon Blvd or any other public street. The only parts of our property visible from Topanga Canyon Blvd are the front driveway and a fairly steep upward slope consisting of trees and natural vegetation (which will remain completely undisturbed). The ridgeline does not even become visible until one drives up toward the crest of the driveway on the property.

A ridgeline variance would not affect or impair any other property; nor would it impact any potential property improvements. Even with a variance, our building would still not block or obstruct any view of the ridge, since the top of our proposed building falls 38 feet below the significant ridge. All neighbors would be able to continue seeing the ridge after our building is constructed in the exact same fashion as they are able to see the ridge today.

Thank you for the opportunity to present our case for why we feel that a ridgeline variance is justified in our case, not only in terms of environmental preservation but also in terms of community welfare and aesthetics. We hope to be able to address any and all of neighbors' potential questions and concerns as they arise and are committed to working with our fellow Topangans to resolve any issues.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

MITIGATED NEGATIVE DECLARATION

PROJECT NO. R2012-01555- (3)
ENVIRONMENTAL CASE NO. 201200263

1. **DESCRIPTION:** The project is to construct two new single-family residences, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 and 1832 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area for both parcels is 8.68 acres. The undeveloped subject properties are zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) and the northern parcel falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area Community Standards District.

2. **LOCATION:** 1820 and 1832 N. Topanga Canyon Blvd, Topanga, CA 90290

3. **PROPONENT:**
   William and Carrie Carrier
   3225 Los Olivos Lane
   La Crescenta, CA 91214

4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.

5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Mitigated Negative Declaration is based is:

   Los Angeles County Department of Regional Planning
   320 West Temple Street
   Los Angeles, CA 90012

PREPARED BY: Adrine Arakelian, Zoning Permits West

DATE: 4/30/15

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: "Topanga Canyon Residence/Bed & Breakfast"/ Project No. 2012-01555-(3)/ Case No(s). RENV 201200263; RVAR 201200004; RCUP 201200144.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Adrine Arakelian (213) 974-6462

Project sponsor's name and address: Polly Osborne (Agent for owner), Osborne Architects; 1525 S. Sepulveda Blvd., Ste. D, Los Angeles, CA 90025

Project location: 1832 and 1820 N. Topanga Canyon Blvd., Topanga
APN: 4434-010-019, 020 *USGS Quad*: Topanga

Gross Acreage: 8.68

General plan designation: Non Urban Category (R)

Community/Area wide Plan designation: N5 – Mountain Lands 5/Santa Monica Mountains North Area Plan (1 du/5 acres)

Zoning: A-1-5 (Light Agricultural – 5 acre gross minimum required area), Santa Monica North Area Plan Community Standards District (CSD)

Description of project: The project is to construct residential uses with a bed and breakfast over two contiguous hillside parcels under the same ownership. The total footprint for all structures proposed in the project is 13,408 square feet, inclusive of two main residential structures with a total of ten guest rooms (five per residence), a guest house, bath house with mechanical room, garden shed, and storage shed. In addition, the project will include an outdoor swimming pool, a jacuzzi, and 719 square feet of patio space. The proposed project is to have all structures constructed on two previously graded pads in the North Santa Monica Mountains, with the northern pad located approximately 260 feet northwest of a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. The two rough pads were created with grading permits issued by County Building and Safety on November 13, 2007. The Santa Monica Mountains North Area CSD was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The ordinance requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement is subject to a variance. On the northern parcel, identified as APN 4434-010-019, the rooftop of the proposed residential structure, protrudes 11.5 feet into the protected 50 foot vertical plane of the significant ridgeline's lowest elevation point. In addition, the bath house and storage/garden sheds protrude 5 and 5.5 feet into the ridgeline's vertical buffer area. As such, a variance is required for approval. The maximum height of the structures proposed within the vertical buffer area of the ridgeline is 16.5 feet for the residential structure. The bath house is 10 feet in height and the storage and garden sheds are 10.5 feet in height. Ten guest parking spaces will be provided, one for each of the bed and breakfast guestrooms. No covered parking

spaces will be provided as none are required for residences located on parcels over one gross acre in size. Minor grading for the final site preparation will involve an estimated 500 cubic yards of cut and fill to be balanced on site. Site access for the project will be taken from Topanga Canyon Boulevard via a 20-foot wide driveway that will serve both parcels. An access driveway was previously graded at the time the building pads were graded. The access driveway is partly paved, from Topanga Canyon Blvd. to the extent of the southern parcel. Because the project involves development of more than one single-family residential structure on two contiguous parcels having slopes exceeding 25 percent and owned by the same persons, a Hillside CUP is required and is also being processed for this project.

Surrounding land uses and setting: The project site is bordered to the north by undeveloped land, a single family residence, and a commercial land use; to the east by a vacant parcel of land and designated open space; to the south by a single family residential subdivision in an R-1-1 zone; and to the west by Topanga Canyon Boulevard. A commercial establishment is located across the road. Surrounding the two building pads is native vegetation consisting of a scrub oak woodland (large trees with diameters 5-inches and greater) with non-native grassland and chaparral plants typical of oak woodlands understory. The pad area on the north parcel is located below sloping topography to the east which leads up to the significant ridgeline. A single-family residence is situated atop the significant ridgeline on property to the south which overlooks both existing pads. A National Parks Service trail, the Santa Maria Canyon Trail, is mapped along the ridgeline to the east of the project site.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*
N/A at this time	N/A at this time

Major projects in the area:

Project/Case No.	*Description and Status*
Project 01-226/CUP 01-226	Construction, operation, and maintenance of an outdoor theater and appurtenant facilities, approved July 2006, at 1909 N. Topanga Canyon Boulevard, Topanga.
Project R2010-00274/ CUP201000105	Private recreational club, senior center, caretaker unit at 1440 N. Topanga Canyon Boulevard, Topanga. CUP withdrawn, converted to CDP, approved January 2015.

Reviewing Agencies:

Responsible Agencies

- ☐ None

Regional Water Quality Control Board:

- ☒ Los Angeles Region
- ☐ Lahontan Region

- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☒ CalTrans

Special Reviewing Agencies

- ☒ Santa Monica Mountains Conservancy
- ☐ National Forest
- ☒ Mountains Recreation and Conservation Authority
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☒ National Park Service
- ☒ City of Calabasas
- ☒ Las Virgenes Water
- ☒ Mountains Restoration Trust

Regional Significance

- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☒ Santa Monica Mtns. Area

Trustee Agencies

- ☒ State Dept. of Fish and Wildlife
- ☒ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves Syste m)

County Reviewing Agencies

- ☒ DPW:
  - Land Development Division (Grading & Drainage)
  - Geotechnical & Materials Engineering Division
  - Watershed Management Division (NPDES)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- ☒ Fire Department
  - Forestry, Environmental Division
  - Planning Division
  - Health Hazmat
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☒ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture/Forest	☐ Hazards/Hazardous Materials	☐ Public Services
☐ Air Quality	☒ Hydrology/Water Quality	☒ Recreation
☒ Biological Resources	☐ Land Use/Planning	☒ Transportation/Traffic
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☐ Noise	☐ Mandatory Findings of Significance
☒ Geology/Soils		

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 12/4/14

Signature (Approved by) — Date: 12/4/14

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐

A designated ridgeline, as outlined in the Santa Monica Mountain North Area Plan, is located 260 feet to the southeast of the project. Therefore, the project does not encroach within the 50-foot horizontal protected area of the significant ridgeline. However, a part of the project proposed, located on the northern parcel is within the 50 foot vertical protected area of the significant ridgeline. The 50 feet vertical and horizontal scenic buffer is protected by the Santa Monica Mountains North Area Community Standards District (22.44.133.D.5) The scenic vista that includes the designated ridgeline has previously been degraded by the grading and construction of a residence directly atop the ridgeline. The project will address any further visual impacts to the scenic vista through design features, including a maximum height of 16'-6" for the structures, the use of earth tone colors and materials, and landscaping the project area with vegetation that blends into the geographic context. These design elements aim to blend the project into the surrounding context and thus render it less noticeable from surrounding areas, particularly to the west. Landscape plans consist of native plants to blend in with the surrounding natural landscape of the Santa Monica Mountains. The proposed design features will reduce the visual impacts of the project to less than significant with mitigation incorporated.

Resources: GIS-NET Significant Ridgeline Layer.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☒	☐	☐

Proposed National Park Service trails are in proximity to the project. The proposed TCB Connector trail runs through the project site and connects to the proposed Santa Maria Ridgeline trail located atop the designated ridgeline. The proposed residential structures are visible from both proposed trails. The proposed structures will be located on previously graded building pads and employ design features, such as one story height limits, native landscaping, and earth tone materials to address visual impacts from nearby trails. The view from the proposed trails that includes the designated ridgeline has previously been degraded by the grading and construction of a residence directly atop the ridgeline, in addition to the construction of many single family homes in the area. The area in the vicinity of the proposed trails is developed with commercial uses and single family homes. The project will address the proximity of the proposed trails through design features and mitigation measures to minimize further visual disruption.

Resources: GIS-NET Santa Monica Mountains Trails Layer, data from the proposed National Park Service Interagency Regional Trail Management Plan, 2012.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐

The project is secluded from Topanga Canyon Boulevard (proposed CA state scenic highway) which is located downslope and to the west of the subject site. Views of the site and proposed structures from higher elevations within the Santa Monica Mountains to the west of the project site will be addressed

through context sensitive landscaping surrounding the main structures and building pad areas, in addition to building design features. Development will occur within the previously graded areas and on previously graded building pads, limiting further disruption to the natural topography, trees, and undisturbed portions of the parcels. The minimization of any further grading for the project will be in compliance with the Hillside Management Ordinance (Los Angeles County Code Title 22, Section 22.56.215) and the Santa Monica Mountains North Area Community Standards District Grading guidelines (22.44.133.D.4) The total grading amounts for this project will be 500 cubic yards of cut and fill to be balanced on site. The imposition of mitigation measures will require limiting construction staging areas to previously disturbed ground, addressing impacts to undisturbed areas of the parcels. The project design and implementation as proposed will result in less than significant impacts with the implementation of mitigation measures.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features? ☐ ☒ ☐ ☐

The visual character and quality of the site, previously disturbed through grading, will not be further degraded with the proposed single-story structures with bed and breakfast establishments. The structures will be located within the previously graded building pad. The proposed landscaping around the structures will address impacts to the visual character of the site and its surroundings by screening the structures from view. The height of the structures is limited to 16.6 feet, while the character, scale and bulk of the structures will implement features that blend the structures into the natural context. The proposed grading amounts will be 500 cubic yards of cut and fill to be balanced on site. There will be less than significant impact on the undisturbed natural topography of the site with mitigation measures. The project is in compliance with the Hillside Management Ordinance (22.56.215) and minimizes any additional grading while avoiding development outside of previously graded areas and away from slopes of 25% or greater.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The structures are limited to one story and a maximum of 16.6 feet in height. The distance between the structures and neighboring properties is great enough to not result in shadows, light, or glare that will disturb residents in the area. The low stature and screening of the structures with landscaping will address impacts to wildlife. The project will be required to meet night lighting requirements of the Rural Outdoor Lighting District (Dark Skies) Ordinance (22.44.500) to prevent off-site glare and interference with wildlife migration corridors.

2. AGRICULTURE / FOREST

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐

The site is not located in a prime or unique farmland designated area. Per the Los Angeles County Farmland Map of 2002, the land is classified as "Other Land".

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐

The project does not conflict with the existing A-1-5 "Light Agricultural-5 acre gross minimum required area" zone on property. The property was subdivided into two parcels prior to the adoption of the current zoning. The project is not on Williamson Act contract land nor within an Agricultural Opportunity Area.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The project is not located within existing zoning for forest land or timberland nor does it conflict with such zoning. The zoning on the property is A-1-5 (Light Agricultural-5 acre gross minimum required area).

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐

The project will not result in the loss of forest land or conversion of forest land to non-forest use. The undisturbed habitat of the area consists of scrub oak woodland, chaparral, grassland, rocky soils, and sloped topography and is not considered as forest land. The land is not designated as National Forest land and as a result this case has no impacts to forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

No changes due to or as a result of this project could result in impacts to forest land or farmland. The project is located off of Topanga Canyon Boulevard in a non-urban residential area with open space and trails found in the

larger region of the Santa Monica Mountains. There is not prime agricultural land nor forest land in the vicinity of the project.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

The project will not impact air quality plans as it is located in a non-urban zone and is a proposal for two bed and breakfast residential establishments.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

The project would not produce a significant amount of emissions that would violate air quality standards or substantially contribute to violations.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

The project proposes residential structures with a total of ten guest-rooms as part of the bed and breakfast establishment, and a total of ten parking spaces to serve the guests. The establishment will increase CO emissions, but it will have a less than significant impact in the project region per air quality standards.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐

The site is located in a non-urban residential area with recreation and open space areas nearby. Sensitive receptors may be exposed to pollutant concentration during the construction phases of the project. The potential impact on the residential neighborhood and open space areas as a result of this project will be less than significant with the incorporation of mitigation measures as required and recommended by SQAQMD.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Surrounding residential uses would not be subject to objectionable odors due to construction of residential structures with bed and breakfast establishments and their use thereafter. Construction phases of the project will adhere to control measures required and recommended by SCAQMD.

4. BIOLOGICAL RESOURCES – APNs 4434-010-019 and -020

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

Most of the area of the two parcels where this project is located is minimally disturbed. The primary development area is limited to the access road and the previously graded building pads. The minimally disturbed areas of the properties are covered by a scrub oak woodland (chiefly *Quercus berberidifolia*, including many large trees with diameters 5-inches and greater) with non-native grassland and chaparral, plants typically found in the understory of oak woodlands. Because of the drought year in 2013, when site visits were made, it is unlikely that sensitive plants on the site would have been observed in bloom. Two kinds of woodrat nests were observed, a nest typical of the San Diego desert woodrat (sensitive) and another nest typical of the dusky woodrat (not sensitive). The site is potentially valued as habitat for species commonly found in the area. The project intends to enhance and promote the natural setting as an amenity of the bed and breakfast. The wildlife corridor function of the Santa Maria trail on the significant ridgeline just east of the project parcels is enhanced by the natural array of woodland habitats and chaparral on the project site and the containment of development to previously disturbed lands.

Potential Sensitive Animals (bold indicates observed): Santa Monica shieldback katydid; monarch butterfly; quino checkerspot butterfly; Gertsch's socalchemmis spider; Silvery legless lizard,; coastal western whiptail; San Bernardino ringneck snake; California mountain kingsnake; coast horned lizard; Cooper's hawk; sharp-shinned hawk; southern California rufous-crowned sparrow; grasshopper sparrow; burrowing owl; ferruginous hawk; Swainson's hawk; Vaux's swift; northern harrier; white-tailed kite; California horned lark; merlin; loggerhead shrike; black-tailed gnatcatcher; Allen's hummingbird; pallid bat; spotted bat; western mastiff bat; silver-haired bat; western red bat; hoary bat; San Diego black-tailed jackrabbit; California leaf-nosed bat; western small-footed myotis (bat); Yuma myotis; San Diego desert woodrat; Los Angeles pocket mouse; Pacific pocket mouse; American badger
Potential sensitive habitat (bold indicates observed): California Walnut Woodland; Southern Coast Live Oak Riparian Forest; Valley Needlegrass Grassland
Potential sensitive plants: Braunton's milk vetch; Brewer calandrinia; Catalina mariposa-lily; slender mariposa lily; Plummer's mariposa-lily; slender mariposa-lily; Lewis' evening-primrose; island mountain-mahogany; small-flowered morning-glory; paniculate tarplant; vanishing wild buckwheat; vernal barley; mesa horkelia; decumbent goldenbush; Coulter's goldfields; white-veined monardella; south coast branching phacelia; Lyon's pentachaeta; Nuttall's scrub oak

The proposed residential structures with bed and breakfast establishment will require a fuel modification plan, which has the potential to impact some of the surrounding native habitat. The Fuel Modification zone consists of three zones with varying degrees of impact that extend to a maximum of 200 feet from the proposed structures. Zone A extends to up to 20 feet from the structures, requires irrigation, and vegetation

consisting largely of groundcovers, to a maximum of 6 inches in height, with adequately spaced shrubs. Zone A is located within the previously disturbed building pad and as such does not create significant additional impacts. Zone B extends from the outermost edge of Zone A up to 100 feet measured from the structures. Irrigation is required in areas that are not to be maintained as native vegetation. Zone B is proposed to be a mix of native and drought tolerant vegetation. The vegetation in this zone may consist of modified existing native plants and adequately spaced trees and shrubs. Zone B fuel modification may result in adverse effects to native habitat to a maximum distance of 100 feet distance from structures or 80 feet from the edge of Zone A. This is required due to the Very High Fire Severity zone designation of the area to address fire safety concerns and prevent fires from spreading. Zone C consists of native brush clearing, does not require irrigation, and extends a maximum of 200 feet from structures, or 100 feet from the edge of zone B. To minimize impacts on previously undisturbed resources, modified techniques are incorporated into the mitigation measures to reduce impacts. In highly sloped areas, reduced requirements for thinning will be implemented to maintain slope integrity. Highly sloped areas constitute approximately 60 percent of the project area. In addition, thinning or clearance is not required in riparian areas, however deadwooding may be implemented. Through the implementation of mitigation measures, impacts to special status species that may be found in the area prior to and during construction will be limited.

Approximate on-site new fuel modification by the project will be 0.2 acres riparian Coast live-oak woodland (deadwood removal only), 0.4 acres Coastal Sage Scrub habitat, and 1.6 acres scrub oak woodland. There is a potential that fuel modification will eventually occur off-site, although County Fire does not require this now. Off-site potential new impacts of fuel modification will be 1.1 acres riparian oak woodland (deadwood removal), 1.2 acres coastal sage scrub, and 0.8 acres scrub oak woodland. Any potential off-site fuel modification would be subject to Zone C standards, primarily consisting of thinning with some clearing, depending on the slope and presence of special status species.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	☐	☒	☐	☐

Most of the area of the two parcels where this project is located is minimally disturbed. The development area is limited to the access road and the previously graded building pads. The minimally disturbed areas of the properties are covered by a scrub oak woodland (large trees with diameters 5-inches and greater) with non-native grassland and chaparral plants typical of oak woodlands as an understory. No oak encroachments are proposed with this project. Fuel modification will thin the natural chaparral and grassland of the site, which is an integral part of the oak woodland community. The effect of such thinning diminishes the diversity of habitats the community can provide, so that both plant and animal populations will be impacted. The southwestern border and the north-central area of the site have areas of riparian oak woodland with coast live-oak (*Quercus agrifolia*, a sensitive community). These areas provide habitat for the Santa Maria ridgeline trail wildlife corridor. The fuel modification plan impacts on sensitive communities of plants and animal habitats or wildlife corridors will be reduced through the implementation of mitigation measures, however impacts will not be reduced to negligable. In highly sloped areas, reduced requirements for thinning will be implemented to maintain slope integrity. In addition, thinning or clearance is not required in riparian areas. The area of impacts to scrub oak combined for Zones B and Zone C is 91, 536 acres. Modified thinning will be required in the scrub oak habitat which will result in a permanent impact to the habitat, however the impact will be reduced with the incorporation of mitigation measures, the reduction of thinning in highly sloped areas which constitute a large percentage of the properties, and the avoidance of substantial adverse effect to riparian areas. In addition, irrigation is not required in areas of native vegetation in Zones B and C.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

☐ ☐ ☒ ☐

The disturbed areas and proposed development areas of the subject parcels do not contain mapped protected wetland areas per USFWS and County. Alterations to the site drainage pattern and runoff as a result of development drainage will be addressed through the County's LID requirements to avoid any excessive runoff into any drainage courses or watersheds, and tributaries to Suttphur Creek of the Topanga Watershed on the west end near Topanga Canyon Boulevard.

Resource: USFWS Wetlands Mapper GIS-NET:http://www.fws.gov/wetlands/Data/Mapper.html; GIS-NET: River, Channel, or Stream layer

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☐ ☒ ☐ ☐

The Santa Maria ridgeline is in proximity to the project site and potentially serves as a wildlife corridor. The project limits development to the previously disturbed areas where the building pads and access drives are located. Perimeter fencing that is not wildlife permeable is prohibited per the mitigation measures. Mitigation measures will be incorporated to address impacts to wildlife corridors, nesting birds, or other native species both during construction and with the subsequent fuel modification plan to limit construction staging areas and timing of construction phases and activities in addition to implementation of fuel modification plans. Fuel modification thinning requirements will be modified on highly sloped areas and are not required in riparian areas.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

☐ ☒ ☐ ☐

Oak woodland habitat exists on the project parcel. However, no oak tree removals or encroachments are proposed for the project. The development for the project is limited to the previously disturbed and graded building pads and access road. The fuel modification zones do extend into scrub oak habit requiring thinning of lower lying branches, removal of dead wood, and clearance of some vegetation. However on-site adjustments to thinning and clearance requirements minimize impacts to scrub oak habitat areas to the maximum extent feasible. Native plants may be thinned by reduced amounts with increased distance from development. In addition, modified requirements for fuel modification in highly sloped areas, and avoidance

of substantial disturbance, as clearance or thinning are not required, in riparian areas will reduce habitat impacts to the greatest extent feasible without resulting in an increased safety hazard.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?	☐	☐	☒	☐

The project is not currently in a designated Significant Ecological Area (SEA). The project does not have a Wildflower Preserve Area. While the properties do contain oak trees and oak woodlands, the project does not propose any removals or encroachment . The project does not conflict with local ordinances protecting biological resources. The project has been designed to address impacts to protect wildlife and native vegetation, which is consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?	☐	☐	☒	☐

The project does not conflict with provisions of any adopted state, regional, or local habitat conservation plan, nor with any federal habitat conservation plan. The project, through project design and mitigation measures, will install native landscaping that blends with the vegetation of the Santa Monica Mountains and implement modified fuel modification requirements to minimize the impact to the greatest extent feasible.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐

A historical resource will not be directly impacted as a result of the project. There are no documented historical resources on or adjacent to this property that would be impacted by the project as proposed. The impacts of the project are related to a documented and protected scenic resource, the significant ridgeline. See the Aesthetics section for mitigation of impacts to the scenic resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐

There are no known archaeological resources at the site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontologica1221l resources?	☐	☐	☒	☐

The significant ridgeline, a unique geologic feature, will not be directly impacted by the proposed project. Minimal further grading of the development pads is proposed. However, the building pads are located at the base of the slopes below the ridge and the remedial grading will have less than a significant impact.

d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

No known evidence of any human remains on site.

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	☐	☐	☒	☐

The project is in compliance with green building requirements and Drought Tolerant Landscaping Ordinance.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	☐	☐	☒	☐

The project is in compliance with the green building standards and seeks to achieve LEED platinum rating for the construction of the residential and accessory structures. The project will incorporate solar roof panels for energy use conservation, including passive solar energy strategies and install high efficiency plumbing fixtures.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
There is no mapped fault trace on-site or within the surrounding vicinity.				
ii) Strong seismic ground shaking?	☐	☐	☒	☐
Subject site has no identified geologic hazards per California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005, no indication that the site would be subject to strong seismic ground shaking.				
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐
No identified liquefaction hazards on subject site per liquefaction data derived from CGS Alquist-Priolo maps, 1974-2007.				
iv) Landslides?	☐	☐	☒	☐
Subject site has no landslide potential area identified per Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005. Final grading plan required to be reviewed by Public Works.				
Resource: GIS-NET3 "Seismic Hazard" layer				
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Residential and accessory structures will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code. The development will require minimal further grading as two building pads have been previously graded. The project will limit development to the previously disturbed areas of the properties.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ☐ ☐ ☒ ☐

Subject site has no identified geologic hazards per California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005, no indication that site would become unstable due to the proposed project.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ☐ ☐ ☒ ☐

Proposed residences will most likely to be located on expansive soil. However, review of grading and drainage plans by County Public Works will identify any potential hazards related to expansive soils and any engineering necessary to ensure structural safety.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater? ☐ ☐ ☒ ☐

Grading plans must be reviewed by County Public Works, and Onsite Wastewater Treatment System (OWTS) plans reviewed by County Public Health to determine if soils are capable of supporting system and any engineering necessary to support the system. Per the review of the County Public Health department, the soils can support an OWTS.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element? ☐ ☐ ☒ ☐

The two building pad areas have been previously graded and the sites are to be served by the same access road from Topanga Canyon Boulevard. Grading was originally done with permits from County Building and Safety on both contiguous parcels for construction of two single-family residences. Impacts to hillside management areas will be reduced to less than significant through the same mitigation measures drafted to address impacts to biological resources.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

New residential structures with a bed and breakfast establishment, accessory swimming pool, guesthouse and poolhouse are not likely to have significant contributions to GHG emissions. Planting of new oaks will contribute to natural reduction of CO2 gas. The project also proposes to use energy and water efficient appliances, a gray water catchment system, as well as passive solar design and solar panels.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Project will not conflict with any plan or policy to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

Project is for residential structures with a bed and breakfast establishment.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

All paints, glues or any other potentially toxic materials used during construction shall be properly stored as will be required per project imposed conditions by the County Regional Planning project review process.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff as will be required per project imposed conditions by the County Regional Planning project review process.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐

The project is located in the Santa Monica Mountains and has not had previous development, except for grading of the building pads.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Project site not located within an airport land use plan area or in proximity to an airport.

f) For a project within the vicinity of a private airstrip,	☐	☐	☐	☒

would the project result in a safety hazard for people residing or working in the project area?

Project site is not within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

Project for proposed residences would not interfere with emergency response and evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)? ☐ ☒ ☐ ☐

Although located in Fire Zone 4, a review of the project's fuel modification plan by Regional Planning and the County's Fuel Mod Unit will address fire hazards while still allowing the project to blend in with the natural hillside area.

ii) within a high fire hazard area with inadequate access? ☐ ☐ ☒ ☐

Proposed residences are served by a 20 foot access driveway from Topanga Canyon Boulevard and the project has been reviewed for compliance with Los Angeles County Fire Department development standards. The project design will address access and safety concerns by providing one public and one private fire hydrant, as well as fire truck turning areas, and access to within 150 feet of all structures, per Fire Department design reviews.

iii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

County Water District No. 29 – Malibu, will serve the property. The water line will be brought in from across Topanga Canyon Boulevard. Per Fire Department fire flow standards review, the proposed project meets fire flow standards.

iv) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☒ ☐ ☐

Surrounding land uses are single-family residences and vacant land with heavy vegetation. A fuel mod/landscape plan will be developed to mitigate for retaining as much of the native vegetation on or near the site and also providing a high protection against wildfire hazards. Impacts will be reduced to the greatest extent feasible through the mitigation measures drafted to address impacts to biological resources.

i) Does the proposed use constitute a potentially dangerous fire hazard?	☐	☐	☒	☐

The proposed project does not constitute a dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

County Public Health must review and approve a septic system as part of an On-Site Waste-Water Treatment System (OWTS) for the property prior to issuance of any building or additional grading permits. Public Health has reviewed and approved the preliminary feasibility report for an OWTS. This would address potential concerns regarding groundwater contamination as a result of OWTS. Mitigation measures provided will ensure mitigation against any violation of water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

Project site will be served by County Water District No. 29 and will not deplete groundwater or interfere with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

The project contains previously graded building pads where the development will be located and only remedial grading will be further necessary. The properties contain sloped topography, native oak scrub and woodland vegetation in the undisturbed areas. However, there are not rivers or streams running through the property. Tributaries to Suttphur Creek of the Topanga Watershed are located near Topanga Canyon Boulevard, across the road and west of the project site. To address site drainage pattern alterations that may impact the water course, compliance with LID and approval of grading and hydrology plans by the County is required. The development of the site will result in a change to the drainage pattern on-site. To address potential impacts, the project must comply with County Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. The project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? ☐ ☐ ☒ ☐

The properties contain sloped topography, native oak scrub, and oak woodland vegetation in the undisturbed areas. However, there are not rivers or streams running through the property. Tributaries to Suttphur Creek of the Topanga Watershed are located near Topanga Canyon Boulevard, across the road and west of the project site. The project's drainage plan must control runoff and will employ the use of a permeable driveway and other LID required features. The drainage plan requires County Public Works review and will be in compliance with required regulations to obtain any permits for development.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☒ ☐

The runoff water produced as a result of the project is within the capacity of existing stormwater drainage systems. No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features per County Public Works review will address water runoff impacts on-site.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality? ☐ ☐ ☒ ☐

Runoff control measures will be required through Best Management Practices during construction. The project will be required to comply with LID requirements to ensure runoff control after construction is completed. The project must comply with the water quality requirements for the current Los Angeles County Municipal Separate Storm Sewer System permit. An approved water quality plan, drainage concept, and grading plan are required by County Public Works and must be approved for NPDES requirements due to residences in a hillside area.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)? ☐ ☐ ☒ ☐

Project will not conflict with LID Ordinance requirements.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance? ☐ ☐ ☒ ☐

Project will not be a point of discharge for pollutants into jurisdictional drainage impacting biological systems.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?	☐	☒	☐	☐

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any grading or building permits. Public Health has reviewed and approved the OWTS feasibility report demonstrating that the site can support a OWTS. A final grading plan will also be reviewed by County Public Works prior to issuance of grading and building permits. Review of the plans will mitigate against potential complications for system implementation due to any geological limitations.

j) Otherwise substantially degrade water quality?	☐	☐	☒	☐

The review and approval of the OWTS plan by County Public Health will ensure that water quality is not degraded. Public Health has reviewed and approved the OWTS feasibility report demonstrating that the site can support and is appropriate for installation of an OWTS.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?	☐	☐	☒	☐

Project is not located in a mapped flood hazard area.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?	☐	☐	☒	☐

Project is not located in mapped flood hazard area, but due to the building pad location below steep slopes, proper drainage must be implemented through engineering best management practices to avoid flooding problems. Adherence to LID Ordinance and review and approval of the grading plan, water quality plan, and drainage concept by Public Works is required for permit issuance.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐

Potential hazards due to the location of the project on two building pads below steeps slopes and within a basin-type setting will be addressed through engineering for proper drainage control. Review and approval of the grading plan, water quality plan, and drainage concept by Public Works is required for permit issuance.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?	☐	☐	☒	☐

The project is located in the north Santa Monica Mountains area and is not found in a dam inundation area or near a coastal area. The project is located near a landslide zone area, but not within the area. As a result there is less than significant impact.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐

The proposal for residential structures with bed and breakfast would not disrupt or divide an established community.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	☐	☒	☐	☐

The Santa Monica Mountains North Area Plan designation for the site is N5 – Mountain Lands 5 (1du/5 acres). The project site with two contiguous parcels is 8.68 acres total in size. The northern parcel is 3.06 acres in size which is substandard to area requirements for a single family residence. Although the proposed residence does not meet the area requirements per the area plan, it is proposed on a legally established parcel. The southern parcel is 5.62 acres in size. The development of the residential structure with bed and breakfast establishment on the northern parcel is within the protective zone of the significant ridgeline, within the 50 foot vertical plane that extends out 50 feet from the ridgeline. The proposed residential structure on the north parcel, along with the structure proposed on the contiguous south parcel, would be consistent with the area plan to cluster residential development and reduce disturbances to topographic, vegetative and biological settings by developing within a previously graded building pad and limiting other disturbance to the properties. Impacts to land use plan guidelines would be less than significant through project design measures that limit the proposed residences to one story designs in the locations of the existing building pads on the site plans.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	☐	☐	☒	☐

The designated zoning on the property is A-1-5 (Light Agricultural-5 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The permission to build residential structures at the proposed location on the north parcel is subject to approval of a variance per the County's Zoning Ordinance Section 22.44.133 of Santa Monica Mountains North Area CSD. Impacts to the area will be addressed through mitigation measures designed to address aesthetic impacts.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☒	☐

Implementation of the proposed project design will bring the project into conformance with hillside management criteria. The project is subject to a hillside CUP due to development of more than one single-family residence on two contiguous parcels owned by the same persons, and where the proposed development of the residences exceeds the low density threshold. The project site is largely already graded

and the development will take place in the previously disturbed area. There will be no development on slopes that are greater than or equal to 25%. Impacts to hillside resources will be mitigated through the aesthetic and biological resources mitigation measures.

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

No loss of any known mineral resource would occur as a result of the project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

No such loss is anticipated as result of the project according to the Santa Monica Mountain North Area Plan or the Los Angeles County General Plan.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices. Days and hours of work will be controlled through conditions imposed on the project through the project review process.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Any groundborne vibrations or noise levels during construction shall be controlled through best management practice. Days and hours of work will be controlled through conditions imposed on the project through the project review process.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	☐	☐	☒	☐

The proposed use will be consistent with the single-family, non-urban nature of development in the area. It has significant buffers from neighboring properties and noise levels for a residence and bed and breakfast are not anticipated to be greater than those of the neighboring uses.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐

The proposed use will be consistent with the single-family, non-urban nature of development in the area. It has significant buffers from neighboring properties and noise levels for a residence and bed and breakfast are not anticipated to be greater than those of the neighboring uses. There are no anticipated temporary uses that would require the use of amplified sound systems and conditions for the operation of the project can address limits on noise generation.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Project is not located within an airport land use plan area or within two miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Project is not located within vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The project is residential and commercial in nature and has the potential to add additional residents to the area. However, the project will be owned and operated by no more than two families and is not expected to have a significant effect on population growth in the area. The project consists of a bed and breakfast establishment that will be integrated into the established rural community. The project is in conformance with the local zoning and land use plan for the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No other existing residences will be displaced. The site is currently not developed with structures.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No individuals are to be displaced as a result of project. The site is currently not developed with structures.

d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐

The project will not result in any significant population increase and is consistent with the adopted Regional Housing Needs Assessment projections for unincorporated Los Angeles County.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
The project site is located approximately 2.75 miles from Fire Station No. 69 which is located to the south in Topanga. Although service is still deemed to be adequate by the Fire Department, each additional development creates greater demands on services. To address additional demands on services, a "Fire Mitigation Fee" shall be imposed as a condition of project approval to provide for future services as part of an Emergency Services Fund. Additionally, the project will provide a public fire hydrant as required by Fire Department project review.				
Sheriff protection?	☐	☐	☒	☐
The nearest Sheriff Station is Malibu Lost Hills, approximately eight miles to the north in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.				
Schools?	☐	☐	☒	☐
The addition of residential structures housing a bed and breakfast is not anticipated to have a significant impact on the local school district.				
Parks?	☐	☐	☒	☐
No anticipated impacts to park and recreational facilities with the addition of two households with bed and breakfast establishments.				
Libraries?	☐	☐	☒	☐
Library mitigation fees for proposed residences shall be paid by project proponent.				
Other public facilities?	☐	☐	☒	☐
No other impacts to public facilities are anticipated as a result of this project.				

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐

The project proposal for residential structures with a bed and breakfast would not significantly increase the use of parks. The addition of residential use and the potential impact on recreational facilities will be offset by Quimby fees.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The project would not require construction or expansion of such facilities due to its limited scope and minimal impact.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The project is not expected to interfere with regional open space connectivity as Topanga Canyon Boulevard already bisects open space areas east and west of the arterial.

17. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐

The project takes its access from Topanga Canyon Boulevard. The access road winds through the site, serving both contiguous parcels. Sight distance constraints exist to the north and south of the access entrance off Topanga Canyon Boulevard. Restriction of left-turn movement to the site may be required to address sight distance constraints. The project will be required to comply with recommendations by County Public Works and Caltrans as either project design, conditions of approval or mitigation measures; therefore, circulation constraints to and from the site will be less than significant. .

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	☐	☒	☐	☐

The Congestion Management Program (CMP) for Los Angeles County designates Topanga Canyon Boulevard as a major travel route and provides level of service standards, data, and travel demand measures for the urban areas of the road. The mountainous non-urban section of Topanga Canyon Boulevard where this project is located, between the coastal zone and the San Fernando Valley, does not have level of service data tracked per the CMP. As such, the CMP will be reviewed by Caltrans to determine any potential impacts by the proposed project. Recommendations of Caltrans will be incorporated as project design, conditions of approval, or mitigation measures; therefore, the impact on congestion management will to be less than significant.

Resources: Los Angeles County Metro, 2010 Congestion Management Plan.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

Project would not affect air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? ☐ ☒ ☐ ☐

There exists a potential for hazards due to sight distance constraints with ingress and egress from the site. Restriction of left-turn movement to the site may be required to mitigate the finding and reduce the potential hazard to less than significant. With the incorporation of mitigation measures, impacts from construction, operation, and site access will be less than significant.

e) Result in inadequate emergency access? ☐ ☐ ☒ ☐

The Fire Department has reviewed the site plans and imposed project design requirements to address emergency access, including requiring 20-foot road widths, turn around areas, exterior access to buildings within 150 feet of the road access, and public and private fire hydrants to be installed on site and at Topanga Canyon Boulevard. Therefore, the project will have less than significant impact.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? ☐ ☒ ☐ ☐

The sight distance constraint at the driveway access may have a potential impact that may need to be addressed through project design and implementation. County Public Works will review the site access and any changes required by the Public Works will be incorporated as project design, conditions of approval, or mitigation measures; therefore, the project will have less than significant effect.

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	☐	☐	☒	☐

The proposed residential structures with bed and breakfast will be on a septic system. The septic system is required to comply with standards and licensing requirements of the Los Angeles County Department of Public Health.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

The proposed residences with bed and breakfast establishments will be on a septic system. The septic system is required to comply with standards and licensing requirements of the Los Angeles County Department of Public Health.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

No drainage system capacity problems are anticipated.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	☐	☐	☒	☐

The project is to be served by County Water District No. 29. A Will Serve letter from County Waterworks District has been issued for the project.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

No capacity problems are anticipated as a result of this project. The project will offset energy usage by installation of solar panels and use of passive solar design. There is no need as a result of this project to construct new energy facilities or expand existing facilities.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? ☐ ☐ ☒ ☐

The proposed project will have a less than significant impact on area landfills as it is the addition of two residential structures, which will operate as a bed and breakfast

g) Comply with federal, state, and local statutes and regulations related to solid waste? ☐ ☐ ☒ ☐

The project is not anticipated to conflict with federal, state and local statutes regulating solid waste. The project proposes two environmentally friendly residences and bed and breakfast establishments.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐

The project design, review, conditions, and mitigation measures will reduce project impacts to less than significant regarding environmental impacts, visual impacts, and public safety impacts. Grading for the final site preparation will be minor and within the existing disturbed building pad area. Drainage and runoff during construction and after project completion will be controlled through best management practices established for the review and approval of the water quality and drainage concept.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☒	☐	☐

The project design, review, conditions, and mitigation measures will reduce project impacts to less than significant and will not be a disadvantage to long-term environmental goals in the area. The project seeks to minimize impacts the undisturbed portions of the properties, limit energy and water use, and contain development to the previously graded areas of the property.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐

The visual impact of this project is limited, but the structures on the northern parcel are encroaching on a protected ridgeline. To minimize visual impacts, the project has been designed with maximum heights set at 16.5 feet for the residential structures, which will be further screened with native vegetation. Residential design and landscape plans, along with carefully designed fuel modifications plans will address and mitigate the visual impact of project resulting in a less than significant designation.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

The project design, review, conditions, and mitigation will reduce project impacts to less than significant resulting in less than significant impacts either directly or indirectly to human beings.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

January 15, 2015

Ms. Adrine Arakelian
Los Angeles County Department of Regional Planning
320 West Temple Street, 13th FL, Rm 1346
Los Angeles, CA 90012
Email: aarakelian@planning.lacounty.gov

Subject: Draft Mitigated Negative Declaration for Topanga Canyon Residence/Bed and Breakfast, SCH #2014121037, Los Angeles County

Dear Ms. Arakelian:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Draft Mitigated Negative Declaration and (DMND) and Initial Study (IS). The Los Angeles County Department of Regional Planning (County) is the lead agency for the DMND under the California Environmental Quality Act (CEQA).

The proposed Topanga Canyon Residence/Bed and Breakfast (Project) involves the construction of two new one-story residences, each with a bed and breakfast establishment over two contiguous hillside parcels. The Project is to have both residences situated atop two existing graded pads in the North Santa Monica Mountains. Two rough pads were created with grading permits issued by County Building and Safety on November 13, 2007. The total footprint for all structures on both parcels will be 14,127 square feet. Minor grading for the final site preparation will involve an estimated 500 cubic yards of cut and fill to be balanced on site. Site access for the project will be from Topanga Canyon Boulevard via a 20-foot wide driveway that will serve both parcels. An access driveway was previously graded at the time the building pads were graded.

The Project area is located in the Santa Monica Mountains and is bordered to the north by a single family residence, to the east by a vacant parcel of land, to the south by a single family residential subdivision and to the west by Topanga Canyon Boulevard. A commercial establishment is located across the road.

Most of the area of the two Project parcels, excluding the previously disturbed building pads and access road where the Project is located, is minimally disturbed. Surrounding the two building pads is native vegetation consisting of a scrub oak woodland (chiefly *Quercus berberidifolia* with large trees with diameters 5-inches and greater) with non-native grassland and chaparral plants typical of oak woodlands understory. The Project's fuel modification, 300-foot buffer zone will encroach into this native vegetation component of the Project site.

The Department is California's Trustee Agency for fish and wildlife resources, holding these resources in trust for the People of the State pursuant to various provisions of the California Fish and Game Code. (Fish & G. Code, §§ 711.7, subd. (a), 1802.) The Department submits these comments in that capacity under the California Environmental Quality Act (CEQA) (See generally Pub. Resources Code, §§ 21070; 21080.4.). Given its related permitting authority under the California Endangered Species Act (CESA) and Fish and Game Code section 1600 *et*

seq., the Department also submits these comments likely as a Responsible Agency for the project under CEQA (*Id.*, § 21069).

Project Impacts to Biological Resources

Fuel Modification Zone – The Project plan design shows a fuel modification zone of approximately 300 feet that will require regular clearing maintenance within the scrub oak/chaparral vegetation on the Project site.

The DMND should include the total acreage of vegetation by type that will be impacted by the fuel modification zone. This impact should be considered permanent because of the continued thinning and unseasonable irrigation that will take place within the zones.

Impacts to Special Status Species – The IS states: "Because of the drought year in 2013, when site visits were made, it is unlikely that sensitive plants on the site would have been observed in bloom." The IS also describes that no special status wildlife or habitats were observed on the Project site, but that San Diego desert woodrat (*Neotoma lepida intermedia)* nests were observed.

MMRP Measure 4.1 states: "Pre-construction surveys for biological resources are required and should include surveys for, and assessments of: linchen, bryophyte, and vascular plant floras, and surveys for assessments of impacts to invertebrate fauna."

The Department concurs with the condition in the MMRP that surveys for flora and fauna should be conducted within the Project impact area. The MMRP should also condition surveys for all the special status species of potential occurrence listed in the IS and should include areas within and adjacent to Project disturbances including fuel modification zones.

Because special status plant species have the potential to occur on or adjacent to the project site, the MMRP should condition that a thorough, recent floristic-based assessment of special status plants and natural communities be conducted, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/Protocols_for_Surveying_and_ Evaluating_ Impacts.pdf.) This survey protocol asks that California Natural Diversity Data Base (CNDDB) Field Survey Forms be completed and submitted to the CNDDB to document survey results. Department protocol indicates the appropriate time of year to conduct botanical surveys is during the flowering period, typically spring and summer, to capture annual species that would be absent in winter.

The Department recommends requiring all botanical surveys for CEQA purposes use the vegetation classifications found in The Second Edition of *A Manual of California Vegetation,* which provides a standardized, systematic classification and description of vegetation in the State. Many CEQA documents received by the Department describe native vegetation as 'desert scrub', 'chaparral' or other generic terms that tend to downplay any significant vegetation resources on the project site. This should make it easier to determine which projects are impacting rare habitat because the different dominant communities on-site will be described at a level to allow meaningful assessment. This classification system has been the State standard since 2009. Further guidance on nomenclature standards and assessing project impact significance can be found on the following Department's website: http://www.dfg.ca.gov/ biogeodata/vegcamp/natural_comm_background.asp.

When assessing project impacts to botanical resources, please use the "*Vegetation classification of the Santa Monica Mountains National Recreation Area and environs in Ventura and Los Angeles County*" (Keeler-Wolf and Evens, 2006)". This vegetation classification overlaps with the Project area and should be used to assist in identifying the vegetation setting and habitat conditions within the Project area, as appropriate.

Compliance with CESA - Biological surveys on the Project site may result in the presence of species protected under CESA.

The Department considers adverse impacts to a species protected under CESA, for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish and Game Code, §§ 2080, 2085.). Consequently, if the project, project construction, or any project-related activity during the life of the project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, the Department recommends that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and Game Code §§ 2080.1, 2081, subds. (b), (c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.

Avoidance and Mitigation Measures – The MMRP should condition measures to avoid and mitigate for Project impacts to special status species. The Department recommends avoidance of all special status species. If avoidance is not feasible, on-site or off-site mitigation should include preservation and protection in perpetuity of in-kind habitat under a conservation easement managed by a local land conservancy.

Desert Woodrat - Because desert woodrat may occur on the Project site, the MMRP should condition measures to avoid impacts to this species. If avoidance is not feasible the Department recommends the MMRP condition measures to humanely encourage woodrat abandonment of occupied nest sites and mitigate impacts to this species' habitat, by creating new habitat. This can be done by providing vertical structure by laying downed or cut trees stacked horizontally in areas that are under a shady canopy or piling rocks to achieve this structure. It is important that the structures are under shady areas or they will not be used. These areas should be in locations that do not presently provide this habitat structure so there is at least some creation of habitat and no competition with existing woodrats in the area. This may be done in conjunction with other habitat creation or restoration on the Project site if feasible, or adjacent off site areas that can be used.

After creating woodrat habitat, the habitat on the Project site around occupied woodrat nest structures should be cleared to the extent that no habitat is left on site that woodrats can escape into. Occupied woodrat nests should then be nudged with a front end loader to cause woodrats to abandon the nest and run out into adjacent off site cover. The abandoned woodrat nest

structure should then carefully and slowly picked up with a front end loader to allow any additional woodrats to escape and so no humans need to touch or get too close to the nest to reduce health hazards to the workers. The structure is then moved to the creation area and the woodrats after regrouping will find the structure and usually scavenge the material and build new nests in the newly created structure of the piled up trees.

Biological Monitor - MMRP Measure 4.4E describes how a biological monitor will be on the Project site during grubbing and clearing of vegetation to assist in the avoidance of nesting birds should the Project activities occur during the bird nesting season.

The Department concurs with the MMRP measure and further recommends that attempts be made to salvage special status and common species of low mobility that may be killed or injured prior to initial Project related vegetation or ground disturbances. Salvaged species should be relocated to adjacent suitable habitat not subject to site disturbances. For State listed species covered by a State ITP, salvage activities would be required along with defined minimization measures under the ITP for those species. For State Species of Special Concern (SSC), authorization from the Department is also necessary. A biologist's Scientific Collecting Permit specifically does not authorize moving (SSC) out of harm's way, but the Department's regional office can review a proposal to salvage SCC and approve those actions. Such a proposal would describe any trapping or capture methods, recipient site information, release strategy, and any temporary housing of salvaged animals.

Fencing Hazards – MMRP Measure 4.4F sates: "Security fencing for the residences is to be limited to fuel modification zones A and B. Any property perimeter fencing shall not impede wildlife movement (i.e. split rail type fencing). Fencing shall be depicted on site, landscape and fuel modification plans."

The Department concurs with the MMRP condition that wildlife permeable fencing should be used on the project site and be limited in nature. The MMRP should include the following measures to protect wildlife from entrapment hazards from fences:

Fences with sharp points should be avoided to reduce wildlife impalement hazards. Birds and reptiles seek out hollow metal fence posts in which to reside and then become trapped, resulting in mortality. Hollow fence posts should be capped to avoid this hazard. Raptor's talons can become entrapped within the bolt holes of metal fence stakes resulting in mortality. Metal fence stakes should be plugged with bolts or other plugging materials to avoid this hazard. Further information on this subject may be found at: http://kern.audubon.org/death_pipes.htm.

Impacts to Riparian Resources

Compliance with Fish and Game Code Section 1600 *et seq.* – The IS for the Project states: "The southwestern border and the north-central area of the site have areas of riparian oak woodland with coast live-oak (*Quercus agrifolia,* a sensitive community). These areas provide habitat for the Santa Maria ridgeline trail wildlife corridor. The fuel modification plan impacts on sensitive communities of plants and animal habitats or wildlife corridors will be addressed through mitigation measures."

The IS and MMRP should specifically reference whether or not the Project and related fuel modification activities will impact any riparian areas referenced in the IS and if so what

measures will be taken to avoid, reduce or mitigate for such impacts other than utilizing hand clearing of vegetation within the fuel modification zones.

The Department has broad regulatory authority with regard to activities occurring in streams and/or lakes that could adversely affect any fish or wildlife resource. The Project should be carefully evaluated for any Project related potential impacts to existing drainage features, including ephemeral drainages. For any activity (including vegetation clearing for fuel modification purposes) that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian zone resources) or a river or stream or use material from a streambed, the project applicant (or "entity") must provide written notification to the Department pursuant to Section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, the Department then determines whether a Lake and Streambed Alteration Agreement (LSAA) is required. The Department's issuance of a LSAA may be a project that is subject to CEQA. To facilitate our issuance of the LSAA, the Department as a Responsible Agency under CEQA may consider the local jurisdiction's (Lead Agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources. Further information on the Department's Lake and Streambed Alteration Program and initiating a Department streambed jurisdiction determination may be found at: http://www.dfg.ca.gov/habcon/1600/. LSA Agreement Notification forms and form completion instructions may be found at: http://www.dfg.ca.gov/habcon/1600/forms.html

Thank you for this opportunity to provide comments. Please contact Mr. Scott Harris, Environmental Scientist at (626) 797-3170 if you should have any questions and for further coordination on the proposed project.

Sincerely,

Betty J Courtney

Betty J. Courtney
Environmental Program Manager I
South Coast Region

ec: Ms. Erinn Wilson, CDFW, Los Alamitos
Ms. Kelly Schmoker, CDFW, Laguna Niguel
Ms. Victoria Chau, CDFW, Los Alamitos
Mr. Brock Warmuth, CDFW, Ventura
State Clearinghouse, Sacramento

References

Keeler Wolf, T. and J. Evens. 2006. Vegetation classification of the Santa Monica Mountains National Recreation Area and environs in Ventura and Los Angeles counties, California. Unpublished Report to the National Park Service. California Department of Fish and Game and California Native Plant Society, Sacramento CA.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2012-01555-(3)/ CASE NO.RVAR 201200004/ RCUP 201200144/ RENV NO. 201200263

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency. All entry way and porch lighting, and wall lights along the proposed residences, shall have an apron to direct light to areas where needed, and eliminate light spillage off site.	Regional Planning Staff will inspect lighting on-site. Provide lighting as specified.	Prior to issuance of Certifcate of Occupancy.	Applicant and any subsequent owner(s)	Department of Regional Planning
1.2	Aesthetics	The proposed residences shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior retaining walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. Use of large reflective surfaces shall be avoided to prevent glare and potential for bird strikes.	Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval.	Prior to issuance of building permits	Applicant	Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.3	Aesthetics	A landscape/fuel modification plan, utilizing locally indigenous native plants to the Santa Monica Mountains outside of fuel modifcation zones A and B, shall be reviewed and approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department. No vineyards, orchards, or lawns shall be placed outside of fuel modification zones A & B. No invasive non-natives, California natives not indigenous to the project region, and cultivars of native plants that pose a hybridization potential with local genotypes are to be used. The DRP and Cal-IPC invasive plant lists shall be used to identify invasive plants, and a list of plants to avoid shall be attached to the landscape plan and identified as "Non-natives that are specifically prohibited include, but are not limited to, palm trees *(family Arecaceae)*, pampas grass *(Cortaderia spp.)*, Pepper trees *(Schinus spp.), Eucalyptus* spp. Landscape plan shall be implemented to provide effective screening of the residences from viewpoints along the Santa Maria Ridgeline trail and to provide additional screening from Topanga Canyon Boulevard while still meeting fire protection requirements. Oak trees are to be used in the landscape plan and shall be local and suitable for the native local setting, obtained from a local source (i.e. nursery).	A landscape/fuel modification plan shall be submitted to Regional Planning for review and approval by Staff Biologist.	Plans must be approved prior to isuance of building permits	Applicant	Department of Regional Planning
3.1	Air Quality	All off-road diesel powered engines used during construction and any excavation/grading phases must utilize aqueous diesel fuels.	Contractor shall retain receipts for fuel used in off-road diesel powered equipment.	During construction, contractor shall provide inspector from Regional Planning with receipt copies upon request.	Applicant	Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.2	Air Quality	The Project Developer shall implement measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment operating at the Project Site throughout the project construction phases. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following: A. Keep all construction equipment in proper tune in accordance with manufacturer's specifications. B. Require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards. Contact SCAQMD for schedule adopted by other lead agencies in the South Coast Air Basin. C. Limit truck and equipment idling time to five minutes or less. D. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.	Copy of contract requiring emmission and dust control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.3.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning.

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
3.3	Air Quality	The Project Developer shall implement fugitive dust control measures in accordance with SCAQMD Rule 403. The Project Developer shall include in construction contracts the control measures required and recommended by the SCAQMD at the time of development. Examples of the types of measures currently required and recommended include the following: • Use watering to control dust generation. • Water active grading/excavation sites and unpaved surfaces at least three times daily. • Cover stockpiles with tarps or apply non-toxic chemical soil binders. • All trucks hauling dirt, sand, soil, or other loose materials are to be covered. • Sweep streets at the end of the day if visible soil is carried onto adjacent public paved roads, and all paved parking and staging areas (recommend water sweepers with reclaimed water). • Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. • Install wind breaks at the windward sides of construction areas. • Suspend excavation and grading activity when winds (instantaneous gusts) exceed 15 miles per hour over a 30-minute period or more.	Copy of contract requiring emmission and dust control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.3.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning
3.4	Air Quality	An information sign shall be posted at entrance to the construction site that identifies the permitted construction hours and provides a telephone number to call the foreman and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt by the construction site foreman. The sign shall also list the number to Regional Planning's Zoning Enforcement Division (213) 974-6483, and SCAQMD's Dust Control Division at 1(800) 288-7644, to report any complaints not rectified by the project foreman.	Signs must be posted on-site at least two weeks prior to grading and construction activity, to remain until all avtivity is completed	Proof of signs posted, in at least three locations of project area, must be provided to inspector at Regional Planning.	Applicant	Department of Regional Planning, and SCAQMD if a complaint is received.

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	Pre-construction surveys for biological resources are required and should include surveys for, and assessments of: lichen, bryophyte, and vascular plant floras, and surveys for assessments of impacts to vertebrate and invertebrate fauna. Several species of invertebrates, including insects and mollusks (such as *Helminthoglypta traskii traskii*), are known to occur in the area (Santa Monica Mountains).	Surveys are to be submitted to the Staff Biologist at the Department of Regional Planning.	Surveys for species and impacts must be cleared by Staff Biologist, and reported to Regional Planning inspector for mitigation monitoring prior to issuance of grading permits.	Applicant	Department of Regional Planning
4.1A	Biological Resources	A spring survey for special-status plant species that may occur in the Project's impact area (as determined from the 9-quad analysis of CNDDB) shall be conducted by a qualified botanist at appropriate times for detection of special-status species according to the CDFW document " Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities" and the botanical resource document "A Vegetation Classification for the Santa Monica Mountains", pp. 131-157 in *Flora and Ecology of the Santa Monica Mountains*, ed. D.A.Knapp. Southern California Botanists by Keeler-Wolf, Todd, Julie Evens, Julie Christian, Robert Taylor, Edward Reyes, and John Tiszler, 2007. Any occurrences of special-status plant species will be reported to CDFW on CNDDB Field Survey Forms. A full report of the results of the survey shall go to the applicant, the LACDRP, and the CDFW. The botanist shall advise the applicant of any species for which the applicant needs a take permit. The applicant shall seek take permits from CDFW as appropriate for any plant species with endangered or threatened status.	Surveys are to be submitted to the Staff Biologist at the Department of Regional Planning. Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Surveys for species and impacts must be cleared by Staff Biologist, and reported to Regional Planning inspector for mitigation monitoring prior to issuance of grading permits.	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1B	Biological Resources	Attempts shall be made to salvage special status and common species of low mobility that may be killed or injured prior to initial Project related vegetation or ground disturbance.Salvaged species should be relocated to adjacent suitable habitat not subject to site disturbances. For State listed species covered by a State ITP, salvage activities would be required along with defined minimization measures under the ITP for those species. For State Species of Special Concern (SSC), authorization from CDFW is also necessary. A biologist's Scientific Collecting Permit specifically does not authorize moving (SCC) out of harm's way, but the CDFW regional office can review a proposal to salvage SCC and approve those actions. Such a proposal would describe any trapping or capture methods, recipient site information, release strategy, and any temporary housing of salvaged animals.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Report of species present shall be reported to Staff biologist prior to any removals. Shall be performed prior to construction activities.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.1C	Biological Resources	If an occupied desert woodrat nest is encountered in the pre-construction surveys, the Project will attempt to move the desert woodrats to a Project-constructed, alternative area for woodrat nests. Construction in the alternative area shall be of vertical rocks or horizontally-laid, cut trees in an appropriate location nearby, usually shaded, that will not be impacted. After construction of the alternative nest area, the Project biologist will supervise gentle nudging by front-end loader of the existing nest to encourage woodrats to move to a new area.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist.	Constructon of alternate nest area and Monitoring plan for replacement nests shall be prepared immediately should implementaion of this measure become necessary, and shall be reviewed and cleared by Staff biologist prior to issuance of any grading or building permits. Report by Staff Biologist for completion of mitigation measure will go to Regional Planning Inspector for clearance to Public Works' Building and Safety.	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2	Biological Resources	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve bat specialist for surveys.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.2A	Biological Resources	If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be sawn up or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of buildings. This may be accomplished by placing one way exclusionary devices into areas where bats are entering a building that allow bats to exit but not enter the building.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for surveys, or for presence on site during removal of any trees or structures.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2B	Biological Resources	Maternity season for bats lasts from March 1 to September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist or qualified biologist.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.2C	Biological Resources	The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or building demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for surveys, or for presence on site during removal of any trees or structures.	Report of bat roosting and surveys shall be cleared by Staff biologist prior to any removals.	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.2D	Biological Resources	Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW. In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by LACDRP and CDFW. A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats. Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to LACDRP and CDFW for five years following relocation or until performance standards are met, whichever period is longer.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of bat specialist for implementation of measure.	Design of artificial bat roosts and Monitoring plan for replacement roosts shall be prepared immediately should implementaion of this measure become necessary, and shall be reviewed and cleared by Staff biologist prior to issuance of any grading or building permits. Report by Staff Biologist for completion of mitigation measure will go to Regional Planning Inspector for clearance to Public Works' Building and Safety.	Applicant	Department of Regional Planning, California Fish and Wildlife
4.3	Biological Resources	Vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required. All vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the greatest extent feasible, to avoid potential impacts to nesting birds.	Landscape/fuel modification plan shall indicate vegetation with use of hand tools, and must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit.	Prior to issuance of grading permits, landscape plan and necessary fuel modification plan must be approved by Staff Biologist and reported to Regional Planning inspector for mitigation monitoring.	Applicant	Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4	Biological Resources	Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning Staff biologist who will coordinate measure Cal Fish and Wildlife.	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 A	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) shall occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates, specified above, is warranted.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning staff biologist who will coordinate with Cal Fish and Wildlife.	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 B	Biological Resources	If avoidance of the avian breeding season is not feasible, beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly pre-construction bird surveys 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 300 feet of the disturbance area (within 500 feet for raptors). 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.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4C	Biological Resources	If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet 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 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 and the biological monitor will also serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. The project proponent shall provide the results of the recommended protective measures described above to the Department of Regional Planning at its request to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Survey results, and any avoidance measures taken, shall be submitted to CDFW within 30 days of completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 D	Biological Resources	If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he or 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 the Department of Regional Planning and, upon request, CDFW. Based on the submitted information, the Department of Regional Planning (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.	Conduct pre-construction nesting bird surveys if construction to occur between February 1 and August 31; provide monitoring reports to Regional Planning staff biologist who will coordinate with Cal Fish and Wildlife.	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.4 E	Biological Resources	The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the Department of Regional Planning, at its request, during the grubbing and clearing of vegetation, and shall notify the Department of Regional Planning immediately if project activities damage active avian nests.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife, and approve of qualified biologist	Prior to and during construction	Applicant	Department of Regional Planning, California Fish and Wildlife
4.4 F	Biological Resources	Security fencing for the residences is to be limited to fuel-modification zones A and B. Any property perimeter fencing shall not impede wildlife movement (i.e. split rail type fencing). Fencing shall be depicted on site, landscape and fuel modification plans. Any fencing shall not have sharp points and shall cap any hollow metal fence posts to prevent wildlife entrapment. Any holes near the top of the posts shall be filled with bolts or similar objects to prevent entanglement of bird feet.	Delineate fencing location on site, landscape and fuel modification plans for approval by Regional Planning Staff Biologist	Plans must be approved prior to issuance of building permits.	Applicant	Department of Regional Planning
4.5	Biological Resources	Any Pool and/or Spa shall have a no-chlorine or low-chlorine purification system, with maintenance of proper pool water pH, calcium and alkalinity balance, to insure that runoff will not include excessive amounts of chemicals. Plans shall call for pool drainage using pumps and tank trucks, avoiding discharge into the native habitat.	Submit plans and proposed pool/spa purification system to be implemented.	Plans must be approved prior to issuance of building permits.	Applicant	Department of Public Health

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.6	Biological Resources	No impact to ephemeral riparian areas is planned by project grading. Project will have a temporary erosion plan and be installing a runoff capture swale with plants or scavenge materials per Mitigation Measure 10.1. The Applicant shall apply for a Lake and Streambed Alteration Agreement (LSAA) with the CDFW to have confirmation that fuel modification will not be significantly impacting the ephemeral riparian drainage areas on and adjacent to the subject parcels. Applicant shall obtain the LSAA or letter of exemption prior to award of any grading or construction permit.	Regional Planning Staff Biologist will coordinate requirements for this mitigation with Cal Fish and Wildlife.	LSAA must be approved prior to issuance of any grading or construction permit.	Applicant	Department of Regional Planning, California Fish and Wildlife
5.1	Cultural Resources	In the event cultural resources are encountered during construction of the Project, all ground-disturbing activities within the vicinity of the find shall cease and a qualified archaeologist and Native American Monitor shall be notified of the find. The archaeologist, in consultation with the Native American Monitor shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to recordation and excavation of the finds and evaluation and processing of the finds in accordance with § 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features,including hearths, structural remains, or historic dumpsites. If the resources are determined to be unique historic resources as defined under § 15064.5 of the CEQA Guidelines, Mitigation Measures shall be identified by the monitor and recommended to the Lead Agency. Appropriate Mitigation Measures for significant resources could include but not be limited to avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further earthwork shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered because of mitigation will be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study. This Mitigation Measure shall apply to all Projects.	Archeological monitoring and Native American monitor when there is a find. Maintain log demonstrating compliance. Site inspection as needed.	During earthmoving activities	Applicant	Department of Regional Planning, NAHC

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
10.1	Hydrology and Water Quality	For protection of the Topanga Creek Watershed all residences proposed in proximity to riparian and jurisdictional stream resource areas shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season, and shall incorporate project design features with a drainage plan to ensure detention of storm water complies with current RWQCB requirements. A temporary erosion control plan during construction shall be implemented and in compliance with RWQCB requirements. Site septic facilities as far as possible from public open space and oak trees; incorporate T-filters and micropore treatments in order to protect water quality.	Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist.	Plans must be approved prior to issuance of building permits. Monitoring will also occur during construction.	Applicant	Department of Regional Planning
10.2	Hydrology and Water Quality	In addition to standard LID requirements, cisterns shall be utilized to capture the first three-quarter inches of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes.	Show drainage and cistern on site and landscape plan to be reviewed by Staff Biologist.	Plans must be approved prior to issuance of building permits.	Applicant	Department of Regional Planning

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
13.1	Noise	Noise impacts during construction shall be mitigated to protect the nearby residences. In order to minimize construction noise impacts, the applicant shall implement the following mitigation measures into the written contract for construction: A. The applicant shall comply with all applicable sections of the County of Los Angeles noise control ordinance Title 12 Environmental Protection Noise Control (i.e. construction noise). In addition, standard construction noise attenuation measures should be included but not limited to the following: 1) maintain equipment and follow the manufacturer's recommended noise muffling devices; 2) minimize equipment idling; 3) staging and delivery areas should be located as far as feasible from nearby residences and schedule deliveries during mid-day or mid morning; and 4) to the extent feasible, utilize electrical powered tools or equipment instead of diesel powered equipment for exterior work. B. During grading and earth material hauling activities, it is suggested that such work be prohibited on any Sunday or legal holidays, or at any other time between weekday hours of 6:00 p.m. and 8:00 a.m. (ordinance indicates construction work prohibited between 7:00 p.m. and 7:00 a.m.). "Grading" means any excavating or filling of earth material or any combination thereof conducted at a site for construction or other improvements thereon.	Copy of contract requiring noise control measures shall be provided to Regional Planning inspector in charge of mitigation monitoring. To be done in conjunction with Measure 3.2.	Copy of contract shall be provided to Regional Planning inspector and verified prior to issuance of grading permits.	Applicant	Department of Regional Planning
14	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning

RECEIVED
MAR 3 0 2015
BY:

MITIGATION MONITORING AND REPORTING PROGRAM
PROJECT NO. R2012-01555-(3)/ CUP NO. 201200144 /VARIANCE NO.201200004 / ENV NO. 201200263

The Department of Regional Planning staff has determined that the attached mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The permittee shall deposit the sum of $6,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring and Reporting Program.

As the applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as mitigation measures.

William Carrier — Applicant — 3/25/15 — Date

Staff (Adrine Arakelian) — 3/31/15 — Date

CC 052712

Correspondence

Adrine Arakelian

From: vrum613@gmail.com on behalf of Scott Vineberg [scott@vineberg.com]
Sent: Sunday, April 19, 2015 4:44 PM
To: Adrine Arakelian
Cc: Leigh Platte & Sheryl; Deerhill Neighbors; Nicole einhorn; Randall Einhorn; B Anderson; Lara Farasat; Mary Dippel; Eve Gaines; Tom Towler; Terry Cox; Rebecca Catterall; Rebecca Catterall; Rory
Subject: Re: Regarding a public hearing for a variance and CUP in Topanga

Went to the meeting with Bill Carrier

Here's what we found out:

- he's a nice enough seeming fellow, has never done anything like this before. Bought the lots in a bank auction
- The site is the property below the ridge (which is still part owned by Tim Elkins, who cleared the brush and added the shed - he is NOT connected with the B&B property in question)
- 2 lots totaling 8 acres, the lower building site starts just above the top of the paved drive opposite 1909 (the wedding place beside Pat's). The upper house would be in the little vale beneath the big house on the hilltop)
- they plan to build a 6000 sq ft house on each site, 6000ft on the upper and 6000ft on the lower, a pool at one of them
- 5 rentable rooms in each house - thus possible for up to 20 people in both B&B structures

Main concerns related to the extra busyness and activity - with 20 non-residents coming through, many likely for events at 1909. The top concerns:

- fire risk: guests smoking, etc.
- noise: drunk folks coming to the B&B from the 1909 after a wedding or party
- local trails over run with non-locals: leaving trash, smoking, partying or whatever on the nearby trails or in our neighborhood
- future owners or future use could be more commercial: a wedding center, a rehab, etc.
- this property could provide easement and/or access to the ridge property (owned by "Tim Elkins and others": including our neighborhood 'ridge trail')

and Bill had no plans to mitigate the above, nor was there any offer to formally restrict the use of the property to address our concerns.

Share this info as you wish with neighbors.

Scott

April 21, 2015

Hello

I am a homeowner adjacent to the proposed building site of 11 room BnB at 1820/1832 Topanga Canyon Blvd.

My main concern is that unlimited and open access to the trails and fields surrounding the proposed building site remain as is.

Other concerns are environmental impact such as amount of grading required, will there be a pool, noise during construction and proper traffic signage along the boulevard as the turnout from the proposed business is very curvy and bears looking into by Caltrans.

Thanks

Mary Dippel

1840 IOWA Trail

Topanga CA 90290

mikdppl@gmail.com

RECEIVED
APR 23 2015
BY:_____

Adrine Arakelian

From: Poison Free Malibu [poisonfreemalibu@gmail.com]
Sent: Friday, April 24, 2015 11:56 AM
To: Adrine Arakelian
Subject: Support for Bed & Breakfast project R2012-01555

Dear Ms. Arakelian,

I am writing in support for Carrie and William Carrier, who are seeking approval for a Bed & Breakfast project at 1820/1832 N Topanga Canyon Blvd. I am the founder of the Poison Free Malibu nonprofit organization and have spearheaded a campaign to protect wildlife in Southern California from the extreme dangers posed by anticoagulant rodenticide use. In addition my group has been involved in helping to reduce reliance on unnecessary toxins in our parks and schools. Carrie has been an active participant in and supporter of both campaigns. She has attended hearings, meetings, and published an informative brochure about "Protecting our Wildlife" in the Santa Monica Mountains. She has also conducted extensive research on these issues that have helped me in my own work. In addition, she is on the board of the Topanga Creek Watershed Committee, where she has been extremely active. I have known her over several years, and I can confirm that she is a dedicated environmentalist and caring person.

I feel that this eco-friendly B&B project that she has planned with her husband will benefit the Topanga and Santa Monica Mountains community in several ways. First, the eco-friendliness of the proposed project should provide a wonderful local example of energy efficient, water-conserving, and less/least toxic building practices since they are going for LEED certification. The B&B itself should actually benefit many local businesses as well as give those visitors to the Canyon a place to stay that doesn't involve the use of toxic rodenticides or other poisons or as much driving in and out of the Canyon as would staying in a chain hotel in Woodland Hills or Santa Monica. I can also confidently assure you that she will serve and benefit the community well into the future by being a stalwart advocate for the environment and community.

In sum, I have worked with Carrie for several years and have witnessed her admirable, heartfelt efforts to try to provide cleaner air and water for the area as well as protect wildlife.

I would request that the County vote to approve this project.

Sincerely,

Kian Schulman, RN MSN
Poison Free Malibu
EarthFriendlyManagement.com
1832 Lookout Road
Malibu, CA 90265

Adrine Arakelian

From: Rabyn blake [rabynblake@verizon.net]
Sent: Friday, April 24, 2015 10:41 AM
To: Adrine Arakelian
Subject: Bed & Breakfast project R2012-01666

To: Adrine Arakelian
aarakelian@planning.lacounty.gov

Subject: support for Bed & Breakfast project R2012-01555

I am writing in support for Carrie and William Carrier, who are seeking approval for a Bed & Breakfast project at 1820/1832 N Topanga Canyon Blvd. I am the Founder and Head of the Santa Monica Mountains Coalition for Alternatives to Toxics (*SCAT*) in Topanga. Carrie has been an active participant in and supporter of several environmental initiatives in the Canyon. She has served on the Board of the Topanga Creek Watershed Committee for three years, has been a member of the Chamber of Commerce for two, and has participated in a special Topanga Canyon Boulevard Roadside Committee (TCBRC) with multiple community and legislative representatives, including Timothy Lippman of Supervisor Kuehl's office, Kara Seward of Senator Fran Pavley's Office, and plenty of others. She has attended scores of meetings, published an informative brochure about "Protecting our Wildlife" in the Santa Monica Mountains and an information sheet on nontoxic gardening and pest management. She has also conducted extensive research on these and other environmental issues that have directly informed initiatives in the Canyon. I have known her over several years, and I can confirm that she is a dedicated environmentalist and caring person who will conduct an environmentally responsible B&B.

I feel that her eco-friendly B&B project, which she has envisioned with her husband, will benefit the Topanga and Santa Monica Mountains community in several ways. First, the eco-friendliness of the proposed project should provide a wonderful local example of energy efficient, water-conserving, and less/least toxic building practices. They are even pursuing LEED certification. The B&B itself should actually benefit many local businesses, since their guests will also patronize many local restaurants, shops, yoga studios, and other Topanga establishments. Their B&B will give the visitors who come to the Canyon for various events or to visit family a place to stay that doesn't involve as much driving in and out of the Canyon as staying in a chain hotel in Woodland Hills or Santa Monica would. I can also confidently assure you that she will serve and benefit the community well into the future by being a stalwart advocate for the environment and community.

In sum, I have witnessed Carrie's multi-year, heartfelt efforts to try to provide cleaner air and water for the area as well as protect wildlife, and I would request that the County vote to approve this project.

Sincerely,

Rabyn Blake
Head of Santa Monica Mountains Coalition for Alternativeso to ToxicsToxics (SCAT),

Adrine Arakelian

From: greggabi@verizon.net
Sent: Wednesday, April 29, 2015 11:44 AM
To: Adrine Arakelian
Subject: opinion on proposed Topanga b&b at 1820/1832 Arteique

Hello Adrine,

My wife and I are Topanga "old timers" who built our own home. After a visit with Bill Carrier and his wife Carrie on their land, I left with only one question:

What's the problem?

The property is ~huge~ and its scale dwarfs even proposed 6,000 sq ft buildings with generous amounts of land around them as buffers. There is an existing well designed paved private driveway that is solely accessed from TCB and winds up the hill to the building sites, the highest of which would be single story and situated in a "bowl" visually comfortable below the ridge line. There are no homes line of sight from the driveway so no one would be bothered by guests arriving and leaving. I didn't see anything even approaching impingement by the two existing building pads.

I'm really glad I took them up on their offer to see for myself. In my opinion, the proposed project is reasonable and well suited to the area.

Regards,

Greg

Greg and Gabi Mamishian
21444 Entrada Road
Topanga, CA 90290
310-455-3340
greggabi@verizon.net

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: William Preston Bowling [williamprestonbowling@yahoo.com]
Sent: Monday, May 04, 2015 2:23 PM
To: Adrine Arakelian
Subject: Hearing for bed & Breakfast 1900 Block of Topanga Canyon

Hello,

I am in favor of Bill and Carrie Carrier's development of the Topanga Bed & Breakfast.

There is a lack of housing in Topanga for visiting families of our residents and this would serve the needs of the community.

The owners have been giving back to the community in many ways and would foresee them continuing to be good neighbors and bringing a much needed business to the canyon.

William Preston Bowling

Pritchett-Rapf REALTORS®
http://www.TopangaLand.com/
436 Topanga Canyon Boulevard
Topanga, California 90290
iPhone 310.428.5085
CAL BRE License Number 01393337

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: David Billings [david@sparkyfirepants.com]
Sent: Monday, May 04, 2015 1:53 PM
To: Adrine Arakelian
Subject: Support for Bed & Breakfast project R2012-01555

Hello Adrine,

As a business owner deeply involved in the Topanga community, as well as a member of the Topanga Chamber of Commerce, I want to let you know that I wholeheartedly support the bed & breakfast project being developed by William and Carrie Carrier.

I've been acquainted with the Carriers for some time now and trust their abilities and intentions. From their work in civic organizations like the Topanga Creek Watershed Committee, I believe they are truly invested in Topanga Canyon. From hearing about their plans, I'm certain they will improve the land, community and local economy with their project.

If you'd like to speak with me directly, please call [redacted] I will be happy to answer any questions or assist you however I can.

Regards,

David Billings

David & Jenni
Sparky Firepants
http://sparkyfirepants.com
(818) 932-4990 (mobile)

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: Julie Rosendo [julie@travelscope.net]
Sent: Monday, May 04, 2015 8:34 AM
To: Adrine Arakelian
Subject: support for Bed & Breakfast project R2012-01555

Dear Adrine,

I am writing in support of the proposed bed & breakfast that Carrie and Bill Carrier would like to build. Communities like Topanga thrive for many reasons, one of the most important being a robust local economy comprising a diverse network of unique "mom & pop" businesses and artists. These small-scale businesses provide Topangans with locally produced goods, services, art, culture and jobs that tend to promote or enhance ecological and social goals. The Carrier's planned B&B fits Topanga wonderfully as a completely unique, environmentally-friendly, small-scale, Topanga-style B&B that wants to be fully engaged with, supportive of, and accountable to the many and varied Topanga organizations.

I am on the Topanga Watershed Committee along with the Carriers and respect the care and attention they devote to projects and the concern they have for protecting the unique environment that is Topanga. The Carriers understand, as do most residents, that Topanga is a treasure that must be protected.

I am a member of the Topanga Chamber of Commerce, on the board of TASC - Topanga Association for a Scenic Community - and on the Executive Board of Will Geer's Theatricum Botanicum. In my official capacity of the later two organizations I can say whole-heartedly that the proposed B&B will enhance the Topanga community and is a welcome addition.

Visitors come to Topanga for events, business services, recreation and other activities and it is inevitable that more overnight guest housing will be required. The Carriers plan to meet this need in a responsible and environmentally sustainable manner with water-conserving, nontoxic, and "green" friendly options.

I urge you and the other members of the committee to vote positively on the Carrier's request for a variance of the ridge-line development.

Regards,

Julie Rosendo

Executive Board Member - Will Geer's Theatricum Botanicum
Board Member - Topanga Association for a Scenic Community

Julie Rosendo | Executive Producer/Producer
Joseph Rosendo's Travelscope | Epic Adventures | Digging Into the Future
Office 310-455-7164 | Cell 310-482-1052
PO Box 519 | Topanga, CA 90290
www.Travelscope.net | www.epic-adventures.tv
Four National Emmys! | 34 Telly Awards!

Robin A Bernhoft, MD, FACS, FAAEM, PC
Suite A
1200 Maricopa Highway
Ojai, CA 93023
805 640 0180
fax 805 640 0181

May 3, 2015

Adrine Arakelian
Department of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

RE: Carrie Lovelace Carrier application for Bed and Breakfast R 2012-01555

Dear Ms Arakelian:

I write in support of Ms Carrier's application for a Bed and Breakfast conditional use permit.

She has been my patient since April 2011. She suffers from chemical intolerance (a not uncommon condition recognized by the Americans with Disabilities Act and estimated to affect perhaps 15% of Americans) and chronic pancreatitis (she is one of about twenty recognized cases in the medical literature who develop pancreatic inflammation due to exposure to chemical or other agents). These issues have caused her and her husband to move at least six times to my knowledge seeking safe housing and have driven her out of the job market. She has had several recurrences of pancreatitis in the past four years due to unavoidable exposures. In retrospect, she was evidently "pushed over the edge" by some major chemical exposures in New York City.

Genetically, she is predisposed to vulnerability in this area, as she lacks Glutathione S Transferase M1 (GSTM1), the most important enzyme for clearing various common chemicals, molds and heavy metals, and has two major defects of GSTP1, major backup enzymes which normally support GSTM1. Because of these defects, her ability to process common chemical exposures is limited. She is a vulnerable person. She also has a strong family history of chemical intolerance, no doubt on genetic grounds. She is unable to live or work in most conventionally-built houses or offices.

She and her husband have found a place in Topanga which is quite clean, and hope to be able to build an environmentally-safe B&B under direction from Mary Cordaro and Paula Baker Laport, who specialize in helping persons like Carrie build safe living spaces. Their intention is to provide safe housing for other individuals with chemical intolerance – a resource which in my professional opinion is desperately

needed as many of my patients struggle to find housing which does not make them sick.

Chemical intolerance is highly treatable with avoidance of exposures and with various supportive modalities.

I have seen Carrie and her husband function in the face of considerable adversity and in my opinion they are of the highest character. Their intention to build an environmentally clean B&B is sincere.

I beg you to approve their application.

Sincerely,

Robin A Bernhoft, MD, FACS, FAAEM

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: Ben Allanoff [ben.allanoff@gmail.com]
Sent: Sunday, May 03, 2015 5:13 PM
To: Adrine Arakelian
Subject: comments on proposed variance for project # R2012-01555

Although I am not familiar with the specifics of the proposed project and variance, I would like to vouch for the character of the applicants, Bill and Carrie Carrier.

Bill and Carrie have devoted countless volunteer hours, and passion and intelligence, toward the betterment of the community and natural environment of Topanga. They are the rare breed that backs up their beliefs and values with meaningful action. I can vouch for their honesty and their overall good character and judgement 100%. They are exactly the kind of people I would like to see living and operating a business in Topanga.

Thank you.

Ben Allanoff
21936 Canon Dr
Topanga CA 90290

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: Jane Terjung [janeterjung@gmail.com]
Sent: Sunday, May 03, 2015 4:06 PM
To: Adrine Arakelian
Cc: Bill Naylor; bcarrier@mindspring.com
Subject: Supporting The Carrier Project - R2012-01555 (B&B in Topanga)

Dear Adrine Arakelian,

We are writing on behalf of Bill & Carrie Carrier and their plans for developing a Bed & Breakfast facility in Topanga (R2012-01555, Conditional Use Permit no. 201200144, Variance No. 201200004).

As residents of Topanga for 25 years, we care very much about its natural beauty and serenity so we want to support developments like Bill and Carrie's B&B that aim to preserve that.

We are also familiar with a small subset of very vocal members of Topanga that unreasonably oppose ALL change and so we want to offset any strident complaints they might lob your way in an attempt to derail this project. We feel that if they succeed in preventing this project, that whomever comes along next to buy this lot may not be as kind to the land and the surrounding neighbors as Bill and Carrie plan to be.

We fear this since we have read the naysayers' recent posts on our local Nextdoor.com (an online forum for local Topanga residents) and wanted to give you some personal Topanga perspective. Many of the folks lambasting this venture also yell and scream on other Nextdoor.com topics. It is like a hobby for them to always share a negative and extreme opinion. Childishly they think they can throw verbal tantrums peppered with unreal speculation and so force land owners to leave their lots completely undeveloped - apparently just so that the canyon remains less populous or so that all of the wildlife there is 100% unaffected. In the absence of Permit issues, these people often decry the building of single family homes if they do not like the architecture or size - as if they can control others land usage in every detail.

Since it is our heartfelt opinion that Bill & Carrie's Bed & Breakfast plans will have the least impact possible on this remote piece of land and since they plan to stay for years and years to come it will effectively keep it as peaceful as possible for as long as possible.

As an example of their potential neighborliness, on the Nextdoor.com thread where Bill & Carrie have been challenged & vilified by some, they have repeatedly responded with answers that point to a peaceful coexistence with the wildlife and the neighbors. They have reached out to neighbors to discuss their plans numerous times. In all our years of living in Topanga, we have not seen ANYONE appear to be such potentially good neighbors - in fact, maybe they are TOO Nice. They certainly have responded graciously to the onslaught of unfair accusations and fantastical portrayals of their Evil Plans by these few folks posting on Nextdoor. From folks who do not even live in the neighborhood.

Which leads us to confess that we also do not live in the immediate future B&B neighborhood either. So this week we went there to see what all the fuss was about and we were AMAZED at how remote this spot is from ANY neighbors. We also did not see any ridge line issue, so it must be a subtle one. This made it even more apparent to us that the complainers were fighting some theoretical project that they had conflated in their minds with the footprint of a mini-mall. We asked Bill and Carrie if they had tried meeting one-on-one with the naysayers so they could see the truth of the matter and they said none had accepted their personal invitations. We feel that this is because these naysayers just want to dig in their heels and have a public outrage fest rather than address real issues and answers.

Sorry for the long letter, but it felt important to delve into the details to help you make the most thoughtful decision. Please keep our thoughts in mind if you receive any negative feedback that seems irrational - because from our perspective it is.

Sincerely,

Jane Terjung & Bill Naylor

1639 Oak Drive
Topanga, CA 90290
310-488-8779 - cell
310-455-1352 - home

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: Josie Kelly [jasunset@gte.net]
Sent: Sunday, May 03, 2015 9:34 AM
To: Adrine Arakelian
Subject: Support for b&b r2012-01555

Dear Adrine,

I am writing in support of the proposed bed-and-breakfast that Carrie and Bill Carrier would like to build in Topanga. Firstly, I want to say that Carrie and Bill are upstanding citizens in our community. As a member of the topanga watershed committee, I have seen Carrie be completely dedicated to and work tirelessly to help and protect our precious environment. In addition, Topanga thrives on small businesses, and an environmentally friendly bed-and-breakfast fits perfectly into Topanga's community and is badly needed as the small town continues to prosper from its local businesses. The Carriers will be responsible and environmentally sustainable in the building of this business and I wholeheartedly support it. Thank you, Josie Kelly, MFT

Sent from my iPhone

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: jennibillings@gmail.com on behalf of Jenni Billings [jenni@sparkyfirepants.com]
Sent: Monday, May 04, 2015 2:34 PM
To: Adrine Arakelian
Subject: support for Bed & Breakfast project R2012-01555

Dear Adrine ,

As a business owner , and mother involved in the Topanga community, as well as a board member of the Topanga Chamber of Commerce, I'm writing in support of Carrie and William Carrier, who are seeking approval for their eco-friendly bed & breakfast project. I first met Bill and Carrie at a Topanga Chamber of Commerce event over a year ago. Over the year, I've been impressed by how passionately and effectively they have both been working on several environmental initiatives in the Canyon. Their involvement in the Topanga Creek Watershed Committee, The Topanga Canyon Boulevard Roadside Committee and Topanga Association for a Scenic Community (TASC) is inspirational. Their involvement in these community groups that have the protection of the environment, wildlife and beauty of Topanga as its main purpose show me that they will continue to be stewards in green living in our community.

I'm really excited about the plans the Carriers are making for their proposed bed & breakfast in Topanga. They will be bringing a great example of green living to the canyon. The eco-friendly B&B will bring people into the canyon that will then go on to patronize other canyon businesses. Their environmental choices for the B&B will be a valuable learning tool for the community, for individuals, families and other businesses. I believe they are truly invested in Topanga. From hearing about their plans, I wholeheartedly believe their project will improve the land, community and local economy. They are invested in the nature and beauty of Topanga and I think their business will only add to that which I feel is the best of Topanga. I look forward to visiting the B&B and learning about the why's and how's of their business.

If you would like to speak with me, please call [redacted]. I am happy to answer any questions or to discuss this further if you would like.

I really do hope that the county will vote in favor of approving this project. I honestly believe that this project will only improve Topanga Canyon for future generations.

Thank you for taking the time to read and consider my letter.

Sincerely,
Jenni Billings

David & Jenni Billings
Sparky Firepants®
Earth-friendly, hand-crafted uncommonly custom screen printing.
http://sparkyscreenprints.com

We are Sparky Firepants! We are smiley, quirky, funny, mischievous daredevils.

~~~~~~~~~~~~~~

Jenni Billings
Topanga Chamber of Commerce
Advertising Chair & Administrative Supervisor
~~~~~~~~~~~~~~

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: gmctune@netzero.net
Sent: Monday, May 04, 2015 3:04 PM
To: Adrine Arakelian
Subject: Support letter for Bed and Breakfast R2012-01555
Attachments: Fwd: Draft letter of support for our B&B dream

Attn: Adrine Arakelian

Dear Ms. Arakelian,

I am writing in support of Carrie and Bill Carrier's Bed & Breakfast Project. Carrie and Bill are the epitome of everything that I want to see in Topanga. Not only do they have heart, but are extremely responsible and dedicated souls. I have worked and interacted with them on countless occasions in Topanga, and, I can speak to their commitment to this community. Their environmentalism runs deep, and they have the passion, capacity, and professionalism to create an inspiring and eco-friendly B&B that will be an asset for the entire community. As one who has lived in this canyon for 45 years, I can assure you that this project would be a fit for the fabric of Topanga. Ideally, it will also inspire others to think more about their choices when building or operating a business.

Their B&B Project will aid the Canyon by providing overnight lodging for persons attending special events (e.g. at the Mountain Mermaid or Theatricum Botanicum) Out-of-towners come to Topanga frequently for weddings, parties, fundraisers, films, theater productions and other events that require overnight accommodations. Most of these people would end up going all the way to Woodland Hills or Santa Monica.

Wouldn't it be great for local Topanga businesses not to have to incur the added emissions, pollution, and traffic by keeping these travelers in Topanga? By staying an extra day or two, they can patronize other local businesses, explore local art, and see what makes us special. They will also help to support local businesses by purchasing products and services. And let's not forget local jobs.

While you will no doubt have naysayers opposing new initiatives in the Canyon, most can be considered normal reactions to fear or resistance to change. They have built their homes, and quite often a "not in my backyard" attitude can refrain others from building theirs dreams. Bill and Carrie's homes will be neighborhood-friendly and less invasive than others who have built before them, due to their environmentally sensitive and naturalistic design approaches, and water and energy conservation consciousness. They have situated and designed their homes responsibly to fit peacefully into the surrounding landscape while impacting as few views as possible. Most people won't even be able to see their homes. Carrie and Bill are making a sincere effort to protect wildlife and preserve trees and open space.

Carrie and Bill are building a very small-scale local business (along with their personal home!) that is both environmentally friendly and socially responsible. Isn't this something that we should encourage in Topanga? I sure think so! They continuously demonstrate their commitment to the community by actively participating in various organizations, committees, and events. I have been working with Carrie and Bill, both personally and professionally, for the past 3-years, and have grown to know their ideals regarding social responsibility to the Topanga community. They have worked really hard to help keep this community pristine, safe, and vibrant. Personally, I cannot wait for their new B&B to debut, and I heartily support their project.

Gail McDonald-Tune
Topanga Citizen of the Year: 2015
Topanga Resident, 45 years

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: gmctune@netzero.net
Sent: Monday, May 04, 2015 3:23 PM
To: Adrine Arakelian
Subject: Benefits List for Bed and Breakfast.Topanga R2012-01555

Ms. Arakelian,

I have included here under separate cover and after our many meetings and discussions, a concise "Benefits List" provided by Bill and Carrie, that further illustrates how Topanga will benefit from this B&B.

10 Ways our B&B Will Help Support the Community

(1) "DESTINATION TOPANGA" - Our B&B would further the goals of the "Destination Topanga" campaign by acting as a launchpad for more travelers to make Topanga their main destination over a longer period. We would be hands-on, on-site owners, actively engaged in making local recommendations to our guests for your Topanga businesses.

(2) SOURCE FROM LOCAL VENDORS - As a business, we will want to source as many of our supplies and services as possible from local businesses.

(3) MORE EXPOSURE FOR LOCAL BUSINESSES - The B&B itself will benefit many local businesses directly by providing a regular flow of visitors to the area who will patronize local restaurants/cafes (Inn of the Seventh Ray, Cafe Mimosa, and others), retail venues, yoga studios, and other establishments who will realize additional revenue and exposure. Our website will also help to promote general awareness of local offerings.

(4) PROMOTION OF LOCAL THEATER AND FILM - We would promote and facilitate attendance at the venerable Theatricum Botanicum and Topanga Film festival by creating itinerary packages ("date nights") around their performances and screenings.

(5) NATURAL COMPLEMENT to EVENT VENUES - We would serve as a perfect complement to many existing spaces and wedding venues, such as the Mermaid, Oak Creek Ranch, Kelly Gulch, the 1909 and others. Our small scale would still be large enough to comfortably accommodate a wedding party or family of the bride/groom but yet small enough to retain an intimate, Topanga feel.

(6) PARTNERSHIPS WITHIN THE COMMUNITY - We will actively seek partnerships with civic and environmental groups within the community by hosting their out-of-town guests, supporting their activities and helping to create fun itineraries around their Topanga area events.

(7) SUPPORT FOR LOCAL ARTISTS - We would really like to support and feature local artists (painters, sculptors, photographers...) in a rotating gallery of their work. This would both enhance their exposure and help promote sales of their artwork.

(8) REDUCTION OF NIGHT-TIME TRAFFIC HAZARDS - By providing a readily accessible place to spend the night, we could help to reduce potentially dangerous driving conditions on TCB at night, especially after special events where people may be especially tired or a bit tipsy from an evening of revelry.

(9) SHARING A "GREEN PRINT" for SUSTAINABILITY - In addition to building and operating in a sustainable, eco-friendly way, we would be happy to share our "best practices" and the

environmental principles we will follow to build an eco-friendly B&B in an effort to help others who are interested in running a green business cost-effectively. We welcome the opportunity to present at the Chamber as part of their professional development series or at any other event where there is interest in this concept.

(10) PRESERVING THE TOPANGA WAY - We are ardent believers in sustaining the character and beauty of Topanga while keeping it economically viable. We think that one of the key ways to keep Topanga going strong is to help strengthen and grow a diverse array of authentic, truly local businesses that have socially and environmentally responsible, on-site owners who are actively engaged in the community and who promote the diverse ideals of the Canyon.

Gail McDonald-Tune

/O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RE

From: Joseph Rosendo [jrosendo@travelscope.net]
Sent: Monday, May 04, 2015 10:05 PM
To: Adrine Arakelian
Subject: Re: Support for Bed & Breakfast project R2012-01555

Dear Ms. Arakelian,

I am writing in support of Carrie and Bill Carrier's proposed bed & breakfast. As Past President and present Community Liaison representative for the Topanga Chamber of Commerce, I can attest to the fact that our local economy relieves on community-conscious, environmentally-sensitive small businesses, artisans and craftspeople in order to survive. These business residents provide Topangans with locally produced goods, services, art, culture and jobs.

I believe, as opposed to many other developments that have tried to establish a foot-hold in our special part of California, the Carrier's planned Bed and Breakfast would serve Topanga well as an environmentally-friendly, low-impact, Topanga-spirited establishment, which would be fully engaged with, supportive of, and accountable to the Topanga community and its preservation-minded organizations.

As I mentioned, I am a board member of the Topanga Chamber of Commerce, as well as a member of the Topanga Creek Watershed Committee and TASC - the Topanga Association for a Scenic Community. In addition, I have worked with the Carriers on the Topanga Canyon Boulevard Roadside Committee project, which worked with CalTrans to stop their use of poisons along Topanga Boulevard and Creek.

I have found the Carriers to exhibit an understanding and devotion to preserving and protecting Topanga's natural beauty, wildlife and unique way-of–life. I trust them to safeguard this resource for all visitors and Topangans. As owners of a bed and breakfast I believe they will use this opportunity as a way to educate their guests to why and how they should do the same.

Visitors come to Topanga for events, business, recreation and other activities and it is inevitable that more overnight guest housing will be required. Rather than allow some outside interest to provide that service, it is imperative that locals who understand our fragile environment and diverse community do so. The Carriers plan to meet this need in a responsible and environmentally sustainable manner with water-conserving, nontoxic, and "green" friendly options.

In addition, while I am extremely concerned about any exception to the ridge-line rule and will fight any misuse of the rule to the fullest, I trust that the Carrier's will build their bed and breakfast in such as way as to limit any obvious intrusion into the scenic profile of the ridge line. Therefore, I ask that you and the other members of the committee vote positively on the Carrier's request for a variance of the ridge-line development.

Finally, I can feel whole-heartedly that the Carriers' Bed and Breakfast will be an addition to Topanga's greater community that will enhance, rather than detract, from the special and fragile place that is.

Best regards,
Joseph Rosendo

Director and Founding Member – Topanga Canyon Boulevard Scenic Highway Project
Member - Topanga Association for a Scenic Community
Member – Topanga Creek Watershed Community
Member – Topanga Boulevard Roadside Committee
Topanga Member – LA County Small Business Alliance

Joseph Rosendo
Host/Director/Writer
Joseph Rosendo's Travelscope
Box 519
Topanga, CA 90290
310-699-8668
JRosendo@Travelscope.net
www.Travelscope.net
Four-time Emmy-winning Show
Emmy-winning Host
Emmy-winning Director

Applicant Rendering of Project:

A rendering of the portion of the project located within the vertical protected area of the significant ridgeline.

A rendering of the project from the vantage point of the trails west of the project site - The proposed residence in the vertical protected area of the significant ridgeline is marked with a brown oval. There is an existing residence at the top of the ridge located on the adjacent property to the south of the project site.

(If you have binoculars)

PHOTO FROM MILE 7 5 ON TOPANGA CANYON BOULEVARD WITH PHOTOSIMULATION OF BUILDING AT 1832 TOPANGA CANYON BOULEVARD

PHOTO FROM MILE 7 5 & TOPANGA CANYON BLD TOWARD 1832 TOPANGA CANYON BLVD THIS IS THE ONLY PLACE FROM WHICH YOU CAN SEE THE SITE FROM TOPANGA CANYON BOULEVARD

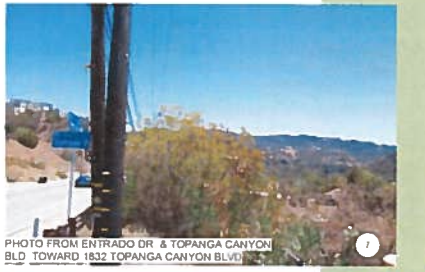


PHOTO FROM ENTRADO DR & TOPANGA CANYON BLD TOWARD 1832 TOPANGA CANYON BLVD

PHOTO FROM SANTA MARIA RD & TOPANGA CANYON BLD TOWARD 1832 TOPANGA CANYON BLVD

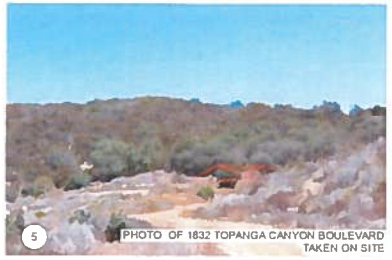


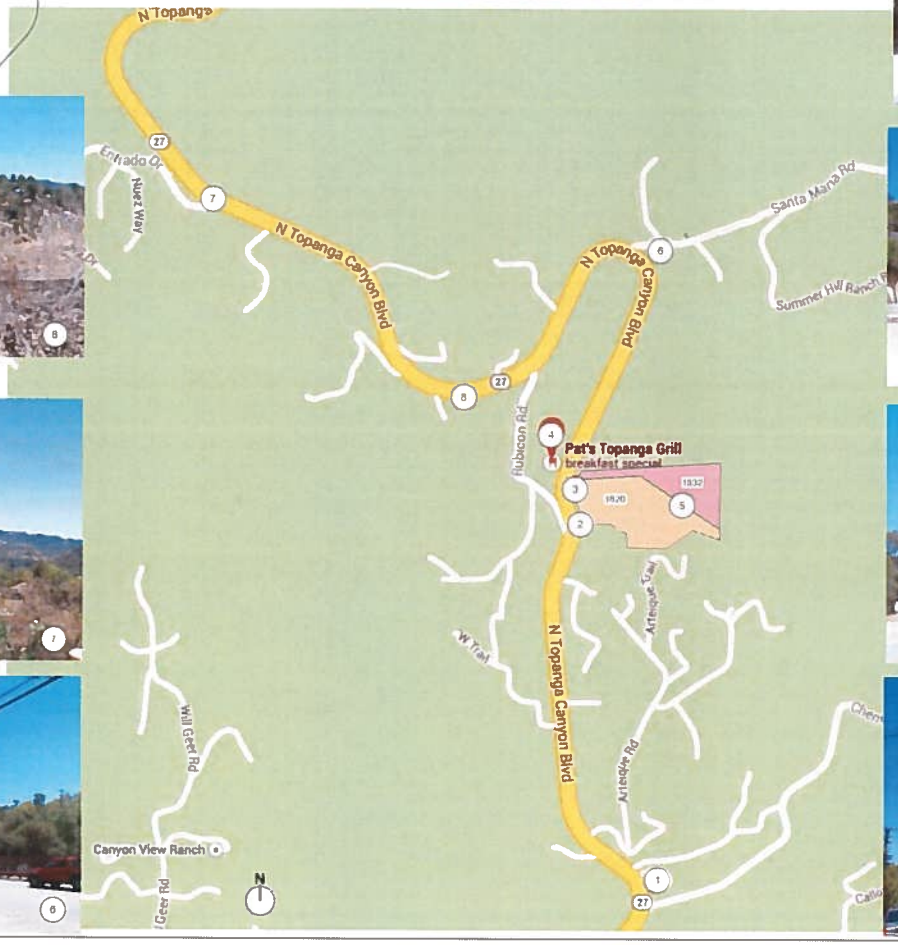
PHOTO OF 1832 TOPANGA CANYON BOULEVARD TAKEN ON SITE

PHOTO FROM PARKING LOT OF PAT'S TOPANGA GRILL

PHOTO FROM FOOT OF DRIVEWAY AT 1832 & 1820 TOPANGA CANYON BLVD

PHOTO APPROACHING FROM SOUTH TO 1832 & 1820 TOPANGA CANYON BLVD

PHOTO FROM CHENEY DR & TOPANGA CANYON BLD TOWARD 1832 TOPANGA CANYON BLVD



LICENSED ARCHITECT
POLLY OSBORNE
C-16000
STATE OF CALIFORNIA

Osborne ARCHITECTS
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

ARCHITECT INFORMATION

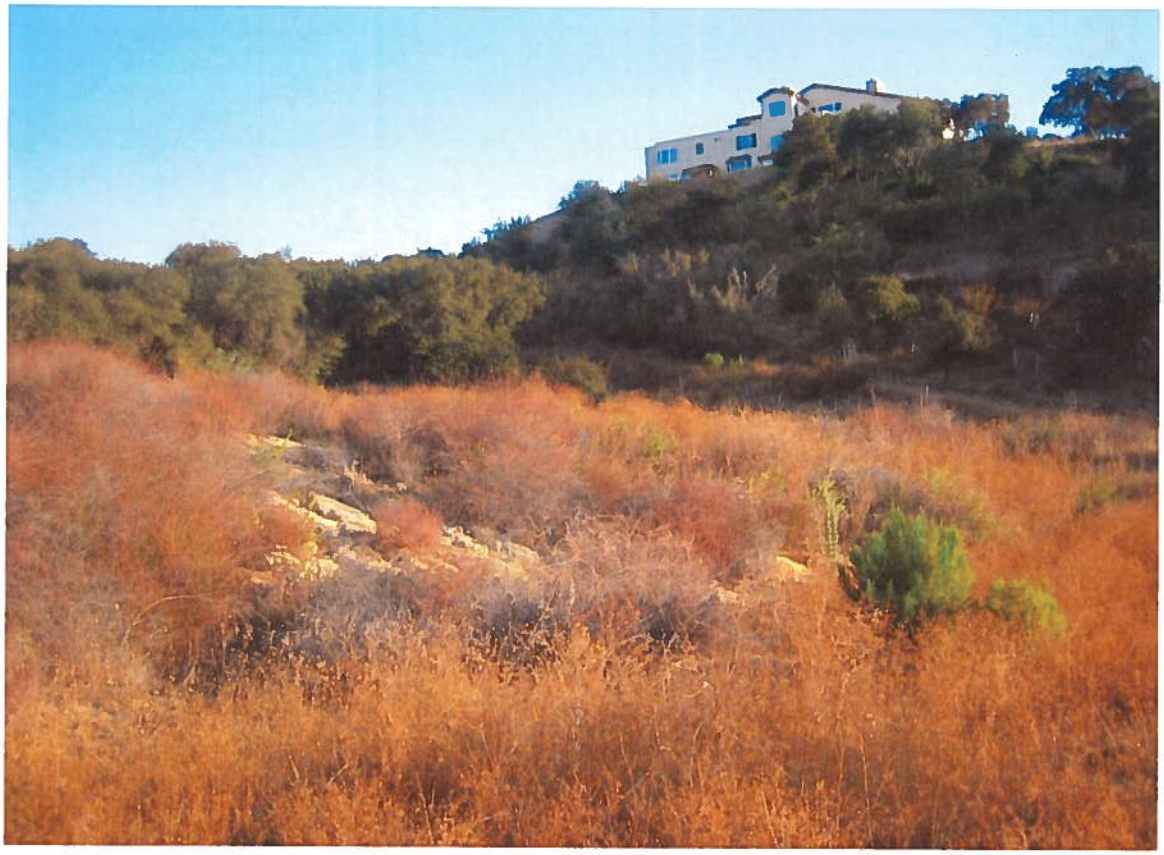
APPLICANT

SURVEY

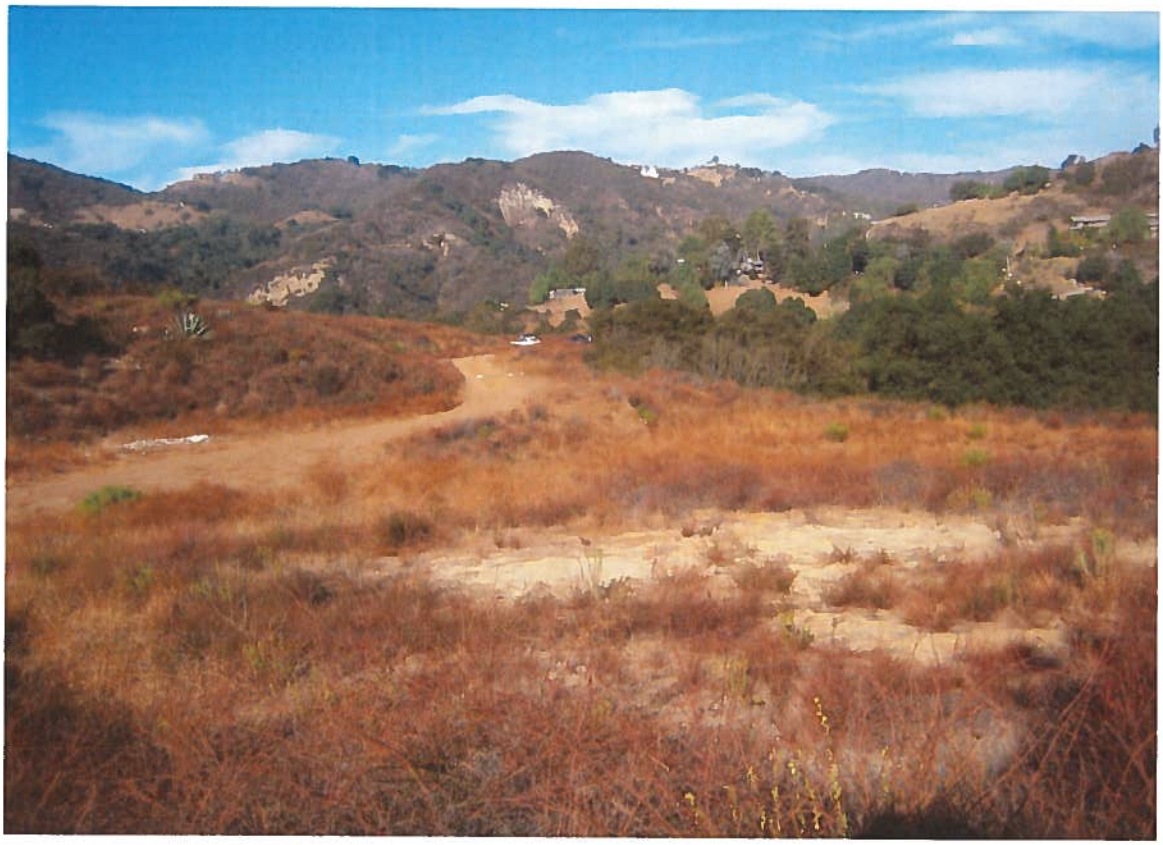
PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N Topanga Canyon Blvd
Topanga CA 90290
APN 4434-010-010 APN 4434-010-020

Site Photos: North Parcel

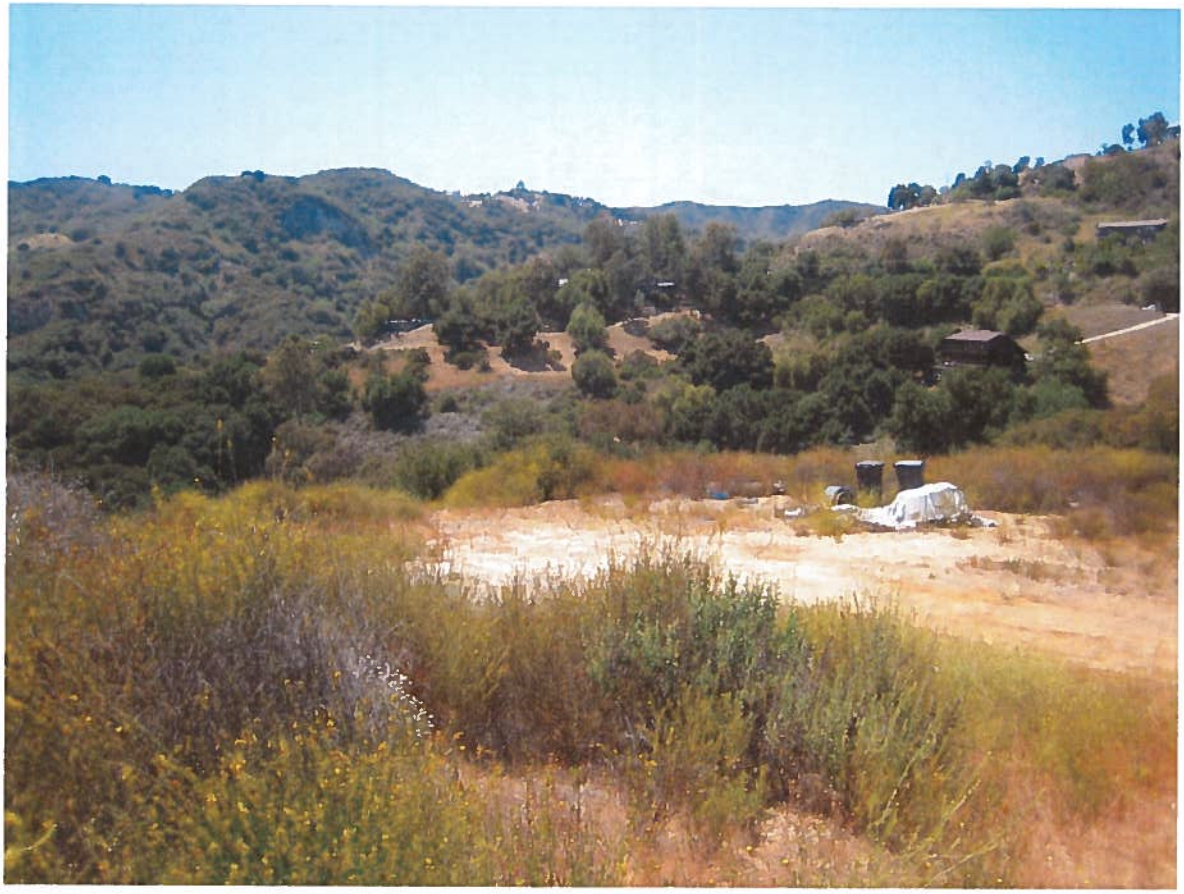


View taken from the graded building pad on the north parcel looking southeast.



View taken from the graded building pad on the north parcel looking southwest.

Site Photos: South Parcel

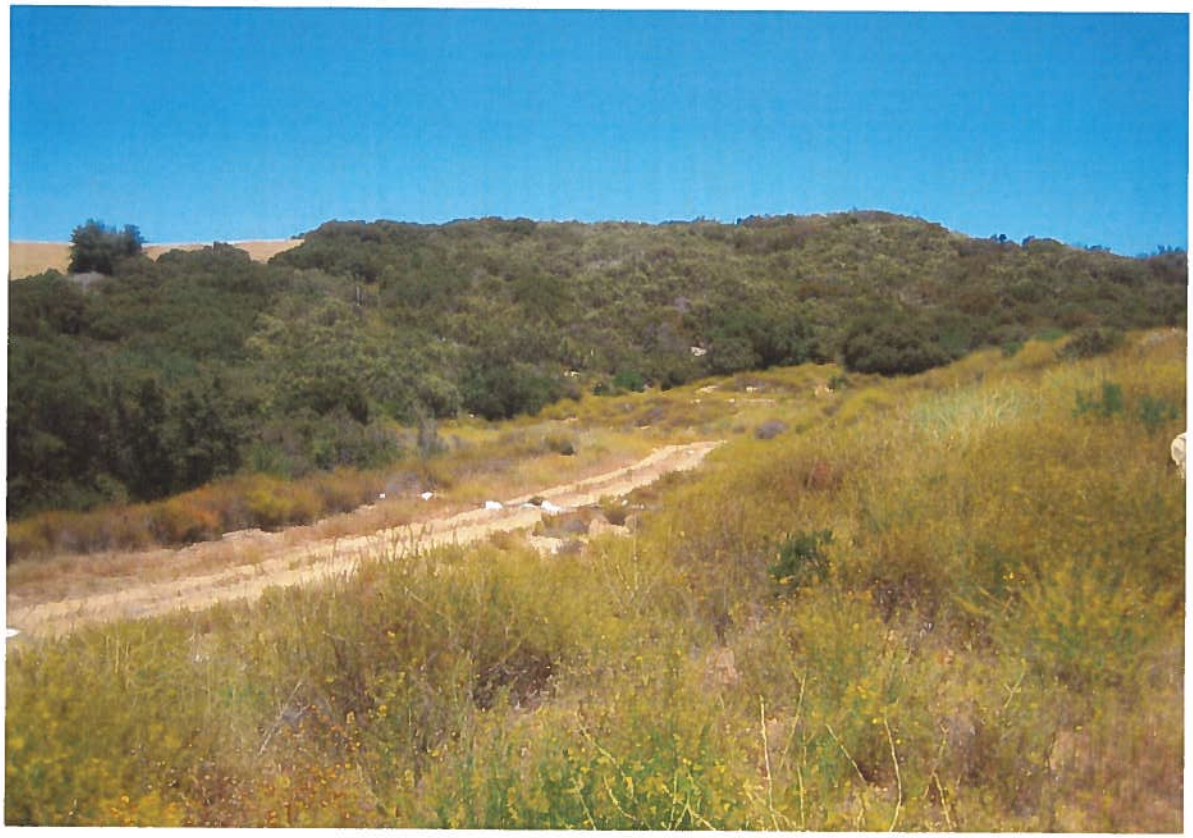


View of graded building pad on south parcel and ridgeline to the northwest of the site.

View taken from the graded building pad on the south parcel looking west toward Topanga Canyon Blvd.

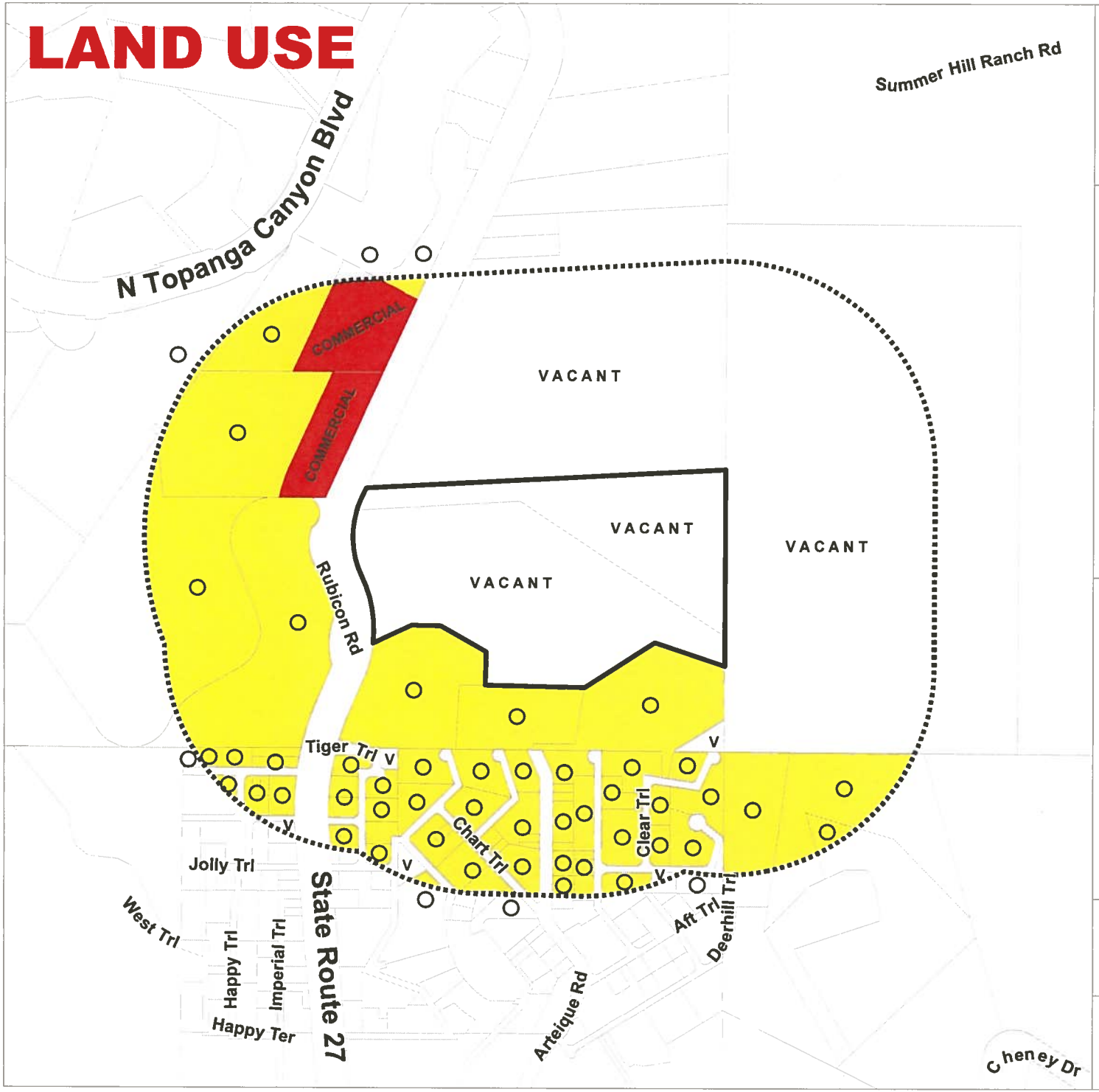
Site Photos: Biological and Topographical Resources

View taken looking southeast from the central area of the project site. Scrub oaks and steeper slopes are visible. These areas remain minimally disturbed.



View from the access road of the riparian live oak area located at the northern portion of the project site.

LAND USE



LAND USE
500 FOOT RADIUS MAP

Proj. R2012-01555 (3)
RCUP 2012-00144
RVAR 2012-00004

Legend

- SINGLE-FAMILY RESIDENCE
- SINGLE-FAMILY RESIDENCE
- COMMERCIAL
- VACANT

VICINITY MAP

0 50 100 200 300 400 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

ZONING

ZONING
500 FOOT RADIUS MAP

Proj. R2012-01555 (3)
RCUP 2012-00144
RVAR 2012-00004

Legend

- R-1 - SINGLE-FAMILY RESIDENCE
- A-1 - LIGHT AGRICULTURE
- C-2 - NEIGHBORHOOD COMMERCIAL

VICINITY MAP

0 50 100 200 300 400 Feet

N

LOS ANGELES COUNTY
Department of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

May 20, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian
Zoning Permits West Section

Project No. R2012-01555-(3) - Conditional Use Permit No. 201200144, Variance No. 201200004- RPC Meeting: May 20, 2015 - Agenda Item: 6

Please find enclosed condition of approval letters from County Departments of Fire, Public Health, Public Works, and Parks and Recreation.

In addition, please find additional letters in support and opposition, which were received subsequent to the hearing package that was submitted to the Regional Planning Commission May 7, 2015. The package contains 15 letters in opposition to the project, 1 letter sent from the lawyer retained by members of the public in opposition to the project, and 1 letter in support.

Finally, the following addresses concerns raised by Luna & Glushon Attorneys in their letter addressed to the Commission dated May 18, 2015:

I. Zoning and Land Use:

- Residential Character: The project is residential in character and meets all requirements for a bed and breakfast establishment. Per Los Angeles County Code Title 22, the Santa Monica Mountains North Area Community Standards District specifically allows, in Zone A-1, bed and breakfast establishments with the approval of a CUP, on a lot or parcel of land having, as a condition of use, an area of not less than one acre, provided the establishment maintains a residential character. The zoning and the special standards district created specifically for this area allows bed and breakfast establishments and the project is in conformance with the provisions for a bed and breakfast establishment. The project includes one main residential structure on one parcel which is one-story

in height, the residential structure proposed on the second property is two-stories in height. The massing, materials, and design of the structure on each property maintains a residential character similar to residential structures on properties of similar size in the area. One bed and breakfast facility is proposed in each main residential structure. Each residential structure contains not more than five guest rooms, in accordance with the conditions required for bed and breakfast establishments.

- Per the Santa Monica Mountains North Area Plan Land Use Policy bed and breakfast lodgings are a permitted use in the Mountain Lands land use category. The land use category for both parcels involved in the project is Mountain Lands 5.

II. Findings of Compatibility:

- Land Use Compatibility: Bed and breakfast establishments are required to be residential in character. The proposed bed and breakfast structures are comparable to single-family residences, compatible with the surrounding land use pattern, accessed from a major thoroughfare, State Hwy 27, and adjacent to commercial land uses. The structures are adequately buffered, located at a minimum of 200 feet away from the nearest residential structures on neighboring properties. The project, with the application of conditions and mitigations measures, will not adversely impact the surrounding area.

- Traffic: Use-specific conditions and mitigations measures address potential traffic impacts. The project site is located off of N. Topanga Canyon Blvd, a state highway and major thoroughfare in the area. The County Department of Public Works has reviewed the project and applied conditions to address potential traffic impacts in accordance with the proposed use of the property. The conditions allow only right turn access into and out of the driveway.

- Fire Safety: The project has been reviewed and conditioned by the County Fire Department with conditions well beyond those of a single-family residence, and additional operating conditions have been placed on the establishments. The establishments will be owner and lessee-occupied and are required to operate as non-smoking facilities, per the conditions of use. Additionally, the Fire Department required conditions beyond those typical of single family residences, including the installation of 2 fire hydrants, one on Topanga Canyon Blvd and one on the private property and requiring that all on-site structures have an automatic fire sprinkler system installed.

- Noise: The project has been conditioned and mitigated to address noise impacts during construction and operation of the bed and breakfast establishments. This project is conditioned and subject to additional standards because it is a bed and breakfast establishment and not a single-family home. The structures on both properties are at minimum 200 feet from nearby residences. Per the conditions of use, the facilities cannot have public events, live entertainment, nor any type of restaurant establishment that serves the general public. Each of the properties maintains approximately 96% of the properties as undeveloped open space, limiting activities on the property to the immediate developed area. The project is also subject to the Los Angeles County Noise Ordinance.

- Variance: The northern parcel has site development constraints given the shape, topography, and resources present on-site. The property had a preexisting graded building pad with an approved grading permit issued prior to the adoption of the ridgeline ordinance provisions. The proposed structure is sited on the existing graded building pad. Additionally, in accordance with the County section 22.44.133.5.c, an alternate location on the property could not have been selected due to the potential for habitat damage. Building upon the legally graded building pad provided the least disruptive site for development. Without the application for a variance, structures in the developable portion of the parcel would be limited to five feet in height, a limit on development that owners of property in the same vicinity and zone are not subject to. The property has slopes greater than 25% and sensitive habitat areas, leaving the disturbed areas that were previously graded for a building pad and road as the least impactful area for development.

III. Environmental Document – Mitigated Negative Declaration:

The project is subject to 31 mitigation measures, in addition to the conditions imposed on operation of bed and breakfast facilities.

- Traffic: CalTrans and County Public Works were consulted on the environmental documentation. CalTrans did not have provide any comments of concern and County Public Works imposed right-turn only ingress and egress to adequately address potential traffic impacts.

- Noise: See above comments regarding noise.

- Land Use Planning: Per the Santa Monica Mountains North Area Plan, existing legal lots at the time of the adoption of the ordinance are not affected and may be developed, following current development requirements, regardless of lot size. Both properties were existing legal lots at the time of the adoption of the land use

plan and zone changes. As such, even though one parcel is 3.08 acres in area, it is still a legal lot and meets requirements for development. Further, per development standards regulating bed and breakfast facilities, a lot containing a facility is required to be a minimum of one acre in area.

- Hazards and Hazardous Materials: See above comments regarding fire safety. No hazardous materials will be present on-site beyond that typical of a single-family residence.

- Aesthetics: The project has mitigation measures to address potential aesthetic impacts and reduce the impacts to less than significant. The designated ridgeline in the vicinity of the project has been disturbed with a previously developed residence built on top of the ridgeline. The project design with limited heights at a maximum of 16.5 feet, earth-tone materials, native landscaping and limited visibility will not create further visual disturbance. The properties are largely not visible from Topanga Canyon Blvd.

- Public Services: For fire safety related comments see above. The project has provided a Will Serve letter for water access and installed water efficient measures such as gray water systems, drought tolerant landscaping, and irrigation efficient systems to address water usage and render impacts less than significant. The addition of this project will not have a significant effect on fire response times for the area. Fire services are deemed to be adequate for the area by the Fire Department and a Fire Mitigation Fee will be imposed as a condition of the project approval to contribute to the Emergency Management Fund.

- Cumulative Impacts: See above comments regarding zoning and land use. Any future application for a bed and breakfast establishment in the area will be subject to a CUP, reviewed for compatibility with the surrounding area, and subject to the development requirements that regulate such a use in this area.

If you need further information, please contact Adrine Arakelian at (213) 974-6435 or aarakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

MKK:AAA

Enclosure(s):

Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014
Letters from the public (17)

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated August 26, 2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders. The Fire Department vehicular access is to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

5. The required 20 foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26 -foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.

6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

Reviewed by: Wally Collins Date: September 10, 2014

8. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4

9. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7

10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum 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, as required by the Fire Inspector. Fire Code 503.3

11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

12. Approved building address numbers, building numbers or approved building 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 minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

2. The required fire flow for the public fire hydrant for this development at this location is 2000 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. The required fire flow for the private on-site fire hydrant is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand.

4. The proposed project requires the installation of one (1) public fire hydrant and one (1) private on-site fire hydrant.

5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

6. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

   - Plans showing underground piping for private on-site fire hydrant shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7

7. Per the building code, all single family residential unit, including the storage shed and bath house, are required to have an automatic fire sprinkler system installed.

Additional Information:

1. Once the project has been cleared by the County of Los Angeles Planning Commission, submit a minimum of three (3) copies of the water plan indicating the installation of the public fire hydrant on Topanga Canyon Road to the Department's Land Development Unit for review.

2. The building plans shall be submitted to the Department's Calabasas Fire Prevention Office for building plan check review. The phone number to the Calabasas Office is (818) 880-0341.

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. Once the project has been cleared by the Department's Land Development Unit, the fire protection system plans for the fire sprinkler system and the installation of the on-site private fire hydrant shall be submitted to the Department's Commerce Fire Prevention Office for fire protection system plan check review. The phone number to the Commerce Fire Prevention Office - Fire Sprinkler Unit is (323) 890-4243.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 22, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01555/RCUP 201200144
Bed and Breakfast Project
1820-1832 N. Topanga Blvd., Topanga

☒ Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The project proposal is to construct two new single story residences, each with a bed and breakfast establishment, over two contiguous hillside parcels by the same persons and under the same ownership. The Department has no objection to the approval of the CUP project contingent upon the project's compliance with the following conditions:

Drinking Water Program

The Drinking Water Program recommends approval of this CUP with the following condition:

Prior to public hearing, the applicant shall provide a current "Will Serve" letter from an approved water system/company attesting that potable water will be provided to the proposed project.

For questions regarding the above condition, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Recreational Water Program

The Recreational Water Program recommends approval of this CUP with the following condition:

The applicant shall comply with all Public Health requirements relating to the construction of the proposed swimming pool and spa. The applicant shall obtain project review approval prior to construction of the swimming pool and spa.

For questions regarding this condition, please contact the Recreational Water Program at (626) 430-5360.

Land Use Program

The Land Use Program recommends approval of this CUP contingent upon the following conditions:

The Land Use Program (the Program) has reviewed the report submitted for the above referenced project by Subsurface Designs Inc. dated January 28 and 29, 2013, for 1820 and 1832 N. Topanga Canyon Blvd., respectively. The data submitted tend to support a premise that the above referenced sites can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed buildings, storage and other structures, pool, spa and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, *"The Professional Guide to Requirements and Procedures for OWTS"* to include the present and 100% future expansion dispersal systems and shall submit to the Program (Calabasas office) for review and final approval.

During the review of submitted documents, the following discrepancies were noticed. Please make necessary corrections and incorporate all corrections into the feasibility report and submit to the Program for review and approval.
Note: The consent expressed herein is intended for the CUP project and does not authorize any land development, construction of any buildings or installation of OWTS. This review does not encompass all aspects of the land development review process. Therefore, additional corrections may arise during the project review for construction.

• The feasibility reports prepared by Subsurface Designs Inc. do not indicate the proposed "Bed & Breakfast" lodging use. The proposed OWTS shall be designed according to the intended use.
Note: The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of rooms, visitors, employees, parking spaces, the type of food facilities and number of customers and meals served in each room, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established by the Program.
Note: No OWTS, or part thereof, shall be located in any lot other than the lot that is the site of the building or structure served by such OWTS.

• The areas that have been graded previously are not identified. No dispersal system (Seepage pits) shall be located within fill.

• Groundwater monitoring has not been performed as required. The groundwater shall be monitored once the boring has been made and at least twice within the ensuing 5 days (once on 2nd day and once on 5th day).

• The percolation tests performed are not in conformance with the requirements established by the Program. The required data regarding the fill-up intervals, the volume of water metered in at each fill-up and depth to water readings prior to each fill-up has not been collected.

2. If due to the development, unforeseen geological limitations, required setbacks to oak trees, watercourse and surface/ground water concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this consent shall be deemed void.
Note: Any future grading in the area where test borings are located may nullify the data that provided a basis for this consent. Moreover, any changes to the configuration of the proposed sewage disposal system shall render this consent void,
Note: If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.

3. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization prior to the commencement of the development.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

Housing and Institutions Program

The project shall comply with all Public Health requirements relating to the operation of bed and breakfast establishments. Each proposed bed and breakfast establishment must be issued a Public Health License to operate by this Department prior to operation.

For questions regarding the above condition, please contact the Housing and Institutions Program at (626) 430-5590.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

December 3, 2014

IN REPLY PLEASE
REFER TO FILE LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200144
PROJECT NO. R2012-01555
1820 AND 1832 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK NO. 4434, PAGE 10, PARCEL NOS. 19 AND 20
UNINCORPORATED COUNTY COMMUNITY OF TOPANGA CANYON

We reviewed the site plan for the proposed project located at 1820 and 1832 North Topanga Boulevard in the unincorporated County community of Topanga Canyon. The project is for the construction of 2 new single-family residences that will each serve as a bed and breakfast establishment with 5 guest rooms each.

This project was initially reviewed as a plot plan for 2 new single-family residences. The grading for the two building pads and a shared driveway extending from Topanga Canyon Boulevard to the proposed buildings was completed based on grading plans GR 0304180002 and GR 0604170004, but due to changes in the scope of the project and the design of the buildings, the final precise grading has not been approved. An egress/ingress easement, 30 feet wide, has been recorded between the two properties to allow access through the shared driveway (Instrument Nos. 20072277297 and 20072277298). A portion of the shared driveway (from Topanga Canyon Boulevard to first building located on parcel 20) has also been constructed/paved within the limits of this easement.

The scope of the project and the design of the two buildings have been modified to include bed and breakfast use. The addition of bed and breakfast use initiated a CUP review. To accommodate changes in the design of the buildings, additional grading is required. The proposed grading, which includes 500 cubic yards of cut and 500 cubic yards of fill, will be balanced on site and is for the grading modifications to the building pads and the extension of the shared driveway to the 2 new single-family residences.

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

    1.1 The driveway shall be restricted to right-turn ingress and egress only. Install applicable signs restricting vehicular access onsite and within the road right of way to the satisfaction of Caltrans and Public Works. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Caltrans.

    1.2 Submit signing and striping plans to Caltrans for review and approval prior to the issuance of any grading or drainage permits. Installation of any signs within the road right of way will require Caltrans' approval.

    For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

    2.1 Submit a drainage and grading plan to Public Works for review and approval. The drainage and 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 water quality devices, and Low-Impact Development features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

2.2 Provide a covenant and/or easement as applicable for any off-site grading work between the two properties, to the satisfaction of Public Works. It is the sole responsibility of the property owner to obtain any off-site covenants and/or easements to the satisfaction of Public Works.

2.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.

2.4 Provide the latest hydrology study upon submission of the grading plan.

2.5 Conform with applicable Low-Impact Development requirements to the satisfaction of Public Works.

2.6 Provide a maintenance agreement for all privately maintained drainage devices, slopes, and other facilities to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Water

3.1 Comply with all the requirements listed on the attached Will Serve letter from the Los Angeles County Water District dated October 1, 2014, to the satisfaction of Public Works.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4910 or mesfahan@dpw.lacounty.gov.

4. Drainage

4.1 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to comply with the approved hydrology study dated July 10, 2014, to the satisfaction of Public Works or the latest approved revision if the infiltration rate differs from the approved hydrology study.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

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

TM:tb
P:\ldpub\SUBPCHECK\Plan\CUP\CUP 201200144\TCUP 201200144\14-09-03 Submittal\Project R2012-01555 CUP201200144 1820 and 1832.docx

Attach.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☒ Los Angeles County
Department of Health Services
Environmental Health: Mtn. & Rural/
Water, Sewage & Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☒ Los Angeles County
Department of Public Works
Building & Safety Division

☒ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☐ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: 1820 & 1832 N. Topanga Canyon Blvd. (Address) | Topanga (City) | 90290 (Zip Code)

APN 4434-010-019 & 020
Assessor's Parcel Number

Los Angeles County Waterworks District No. 29, Malibu

***Will serve* water to the above *single lot* properties subject to the following:**

☐ Annexation of the property into Los Angeles County Waterworks District is required. Water service to this property will not be issued until the annexation is completed.

☒ The appropriate connection fees have not been paid to Waterworks Districts.

☐ The appropriate connection fees have been paid to Waterworks Districts.

☒ Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.

☒ The service connection and water meter serving the property must be installed in accordance with Waterwork's District standards.

☐ The property has an existing service connection and water meter.

☒ Public water system and sewage disposal system must be in compliance with Health Department separation requirements.

☐ A portion of the existing fronting water main may be required to be replaced if the water service tap cannot be made or if damage occurs to the water main.

☐ Property may experience low water pressure and / or shortage in high demand periods.

☐ The District CAN NOT serve water to this property at this time.installed by others.

☒ Existing water main is located on the west side of the street, owner needs to extend/install water main to the east side of the street and install required water system facilities (boring under the state highway is required).

By: Tom Eng (Signature) | Tom Eng (Print Name) | (626) 300-3355 (Phone Number) | 10-1-14 (Date)

Rev. 03/05

**** THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.***

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director | John Wicker, Chief Deputy Director

December 3, 2014 Sent via e-mail: aarakelian@planning.lacounty.gov

TO: Adrine Arakelian
Department of Regional Planning

FROM: Kathline J. King – Chief of Planning
Planning and Development Agency

SUBJECT: **COUNTY PROJECT NO. R2012-01555**
CONDITIONAL USE PERMIT NO. RCUP 20120-0144
CARRIE L. AND WILLIAM CARRIER

The Department of Parks and Recreation (Department) has completed the review of the application and site plan for proposed development of two Bed and Breakfast structures on two (2) contiguous parcels (APN 4434-010-020 & APN 4434-010-019) totaling approximately 6.8 acres located respectively at 1820 & 1832 N. Topanga Canyon Blvd., Topanga, CA 90290. The Department is requiring recordation of a fifteen (15) foot wide trail easement centered primarily upon an existing dirt trail, as shown on page three within Exhibit "A" Trail Map for the National Park Service (NPS), "Santa Maria Canyon Trail."

The Department requests that the Department of Regional Planning include the following conditions as part of the conditional use permit:

Trail Easement Recordation Conditions

1. Prior to issuance of grading permit(s), the Applicant shall:

    a. Dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement for purposes of the NPS Santa Maria Canyon Trail. The trail easement dedication document and the plat map and legal description shall be attached and submitted to the Department for review and acceptance on behalf of the NPS.

    b. Dedications and the following language (in exact form) must be shown for the trail dedication in the easement document:

    "We hereby dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking and equestrian) easement for purposes of the "Santa Maria Canyon Trail," as shown on Exhibit "A" Trail Map. Full public access shall be provided in perpetuity within the multi-use trail easement."

c. Collaborate with the Department's trail-planner to:
   i. Confirm accurate trail alignment.
   ii. Draft template easement document.
   iii. Review and approve easement recordation documents.

Rationale for the Trail Conditions

This trail easement requirement for the "Santa Maria Canyon Trail" is consistent with the National Park Service (NPS) Trail Plan for the Santa Monica Mountains, will provide public access (connectivity) to existing adjacent NPS trails, and is consistent with the Department's policy pertaining to inter-jurisdictional cooperation and collaborative efforts.

For any questions concerning trail alignment, conditions of trail approval, or to request a site visit, please contact Robert Ettleman, Park Planner, at (213) 351-5134 or rettleman@parks.lacounty.gov

RE:JY/ RCUP2012-00144/ Revised Site Plan, Topanga Community

c: Parks and Recreation: (N. E. Garcia, K. King, J. Yom, F. Moreno, R. Ettleman)
National Park Service: (M. Beck)

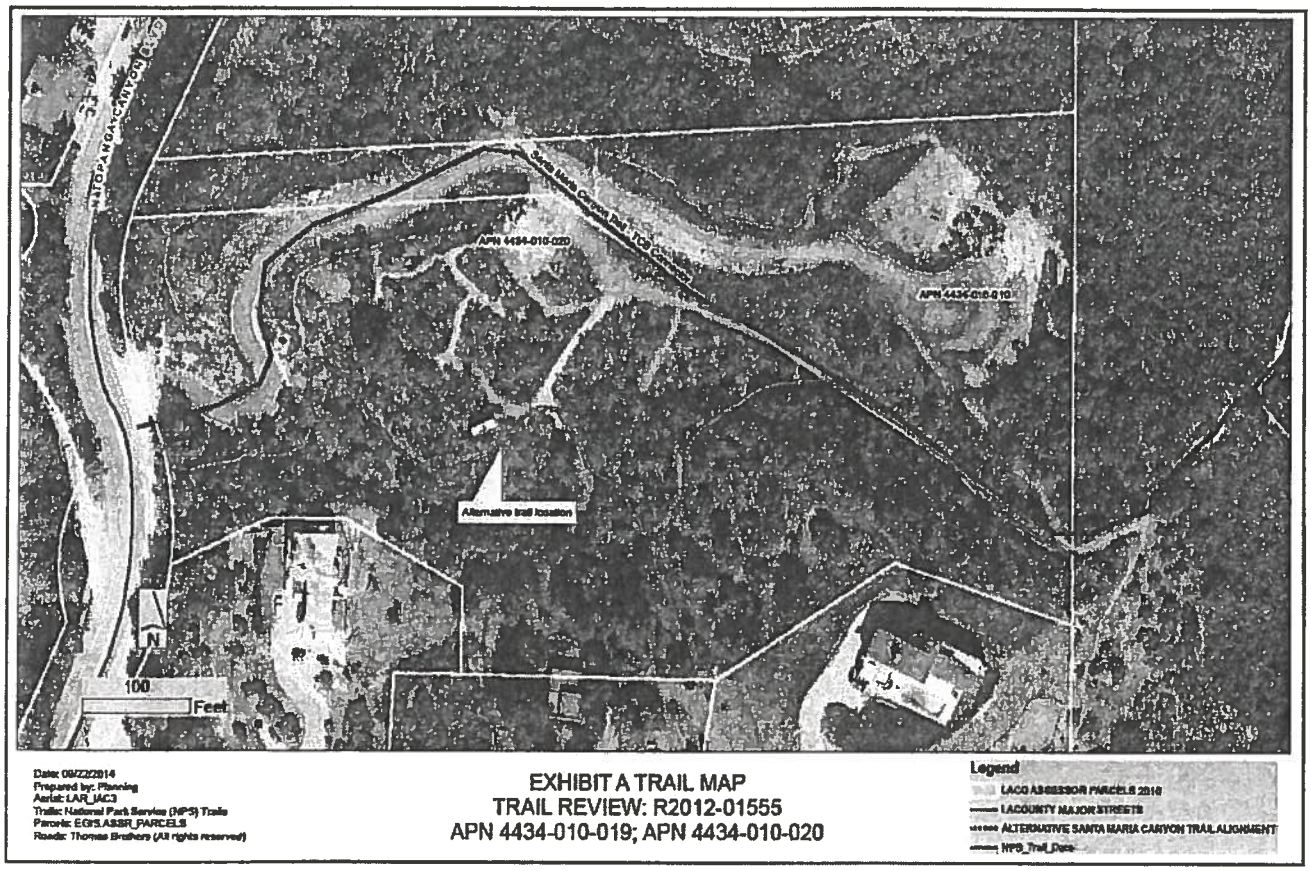


EXHIBIT A TRAIL MAP
TRAIL REVIEW: R2012-01555
APN 4434-010-019; APN 4434-010-020

Additional Correspondence

LUNA & GLUSHON

ATTORNEYS

16255 VENTURA BOULEVARD, SUITE 1016
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

Century City Office
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

May 18, 2015

VIA EMAIL: aarakelian@planning.lacounty.gov

Los Angeles County Regional Planning Commission
Pat Modugno, Chair
Esther L. Valadez
David W. Louie
Stephanie Pincetl, Vice Chair
Curt Pedersen

Re: Project Number R2012-01555; Variance No. 201200004;
Conditional Use Permit No. 201200144;
Environmental Assessment No. 201200263
1820 & 1832 N. Topanga Blvd

Dear Commissioners:

Our firm was just recently retained by the Arteique/Deerhill Neighbors Coalition ("Neighbors") which include residents and owners of properties in the neighborhood impacted by the proposed bed and breakfast facilities on two parcels of land with an total square footage of 14,127 square feet for both structures located at 1820 & 1832 N. Topanga Canyon Boulevard ("Project").

At the outset, the proposed Project is a commercial use that is out of character as to scale and use with the immediately adjacent single family homes and oriented residential community. The site is also located adjacent to the Santa Monica Mountains National Recreation Area. As set forth below, and based on evidence you will hear from the Neighbors, each of the required legal findings for the requested approvals cannot be made and supported by substantial evidence. In addition, the proposed Mitigated Negative Declaration ("MND") is inadequate as a matter of law in that it fails to identify and/or analyze, and fully mitigate all potential significant impacts.

I. Background

The proposed Project" is located in the A-1-5-zoning in the Topanga neighborhood which is designated as light agricultural zone. The applicant is proposing to develop two quasi- commercial single family dwellings while utilizing a Conditional Use Permit to operate multiple Los Angeles Bed and Breakfast facilities. As proposed, the Project will not maintain a "**residential character**" as required by law. The intent of the subject conditional use authority was to allow an incidental, low impact (Bed and Breakfast) B&B use to the primary use of an owner or lessee **as a single family dwelling.**

The use of two separate parcels of land to create 10 rooms is tantamount to a motel or hotel "commercial use" that is completely out of character with a single family residential use.

As set forth in County Code Section 22.24.00, for property in an A-1 Zone a bed and breakfast facility shall contain no more than five guest rooms available for paying guests which rooms shall be located with the primary residence and not in any accessory structures. Here, the applicant is creating **two B & B facilities** under the same ownership. In essence, the applicant is attempting to use two separate parcels to go beyond the 5 room maximum and wants the County to consider both (total of ten rooms) as one project. The creation of a total of 10 rooms in separate structures on two adjacent parcels, especially as one commercial use, is not in the spirit and intent of the Code. The Code expressly uses the term "**facility**" not "facilities". The development of more than 5 rooms would make the operation more as a hotel/motel "commercial" enterprise rather than the prescribed use as the Code intends as a limited B and B which maintains a residential character. The proposed Project of two "commercial" facilities is inconsistent with the intended character and permitted land uses of the underlying zoning. Approving this Project would set an unwelcome precedent for commercial invasion of residential neighborhoods especially in this tranquil residential area of Topanga.

II. The required legal findings cannot be made and are not supported by substantial evidence.

Conditional Use Permit - Code Section 22.56.040

A-1. The proposed Project will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.

The proposed Project would create a quasi-hotel "commercial" use that would not enhance the health, peace and comfort of people in the community. To the contrary, the

proposed Project would have an adverse and detrimental impacts on people in the community including:

A. Traffic impacts and hazards well beyond single family uses

You don't need to be a traffic engineer to understand the difference in traffic impacts between two single family homes (on the two adjacent lots) versus a B & B with 10 rooms. The proposed driveway is dangerous because a vehicle stopped in the southbound lane of Topanga Canyon Blvd., turning left into the Project driveway cannot be seen around a corner in the road, posing a hazard to oncoming traffic. Vehicles exiting the Project driveway onto the southbound lane of (CA HWY 27 - a State Hwy, not County) Topanga Canyon Blvd., cannot see Los Angeles oncoming traffic. The established speed limit on Topanga Canyon Boulevard is 40 mph but the prevailing speeds are 50 mph or more according the Neighbors.

Local residents and commuters will be put at increased risk of traffic collisions with a daily caravan of hotel guests, cleaning staff, maintenance staff, kitchen staff, grounds keepers, delivery trucks, technicians and service people. The Commission should require staff to provide further information as to how many thousands of vehicles use Topanga Canyon Boulevard to commute between the San Fernando Valley and Pacific Coast Highway daily. Neighbors state that there are currently long waits to turn left into driveways and that left turns are hazardous. There would be a significant traffic impact and hazards from a 10-room B & B commercial use instead of from two single family homes.

B. Increased fire risks well beyond single family uses

The Arteique/Deerhill Neigborhood has only one narrow entrance/exit for access. It is the only escape route during a fire for dozens of residents, their pets and horses. Artieque exits onto Topanga Canyon Blvd, which as the Commission knows is a narrow, winding ll-mile long canyon road and the only access for nearly 10,000 residents.

The threat of wildfire is so great, and the escape time so limited, that the neighborhood conducts semi-annual fire safety meetings with advisors and L.A. County Fire personnel to continually remind residents to be vigilant in fire safety, assess dangers in the neighborhood, prepare for wind driven fires (proper clothing, tools, medical equipment and survival techniques), inform residents about the location of established safe zones and learn how to successfully shelter in place during a wind-driven firestorm.

B & B guests cannot be expected to appreciate the nearly instantaneous devastation that can result, and in fact does result, from one misplaced cigarette, firework or other source of ignition especially during Santa Ana wind conditions. The Project's location would attract would-be hikers into the park including those who are smokers. It only takes one. County officials will confirm that other than the posting of signage, there is no practical way to regulate or enforce "no smoking" in conjunction with the Project in the same manner that the County cannot regulate or enforce no-smoking by single family residents.

The increased fire risks from a commercial use of 20 or more guests in this area of Topanga which is daily susceptible to wild fires does not support the required finding that the Project will enhance the health, peace and comfort of people in this area.

C. Noise and related impacts well beyond single family uses

This tranquil canyon neighborhood is a unique place for sound. Normally peaceful sounds (people talking, music, etc.) are amplified and reverberate off canyon walls and structures. The normal uses of a 10-room B & B on two properties will result in noise impacts from guests that significantly exceed those impacts from otherwise single family uses. Such impacts include increased traffic in and out; staff; music; etc.

A-2. *The proposed Project <u>will be</u> materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.*

For the reasons set forth above, the required finding (no material detriment) cannot be made nor supported by substantial evidence.

A-3. *The proposed Project <u>will</u> jeopardize, endanger or otherwise constitute a menace to the public health or general welfare.*

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

C. *The proposed site <u>is not</u> adequately served by highways or streets of sufficient widths, and improved as necessary to carry the kind and quantity such use would generate by other public or private service facilities as required.*

For the reasons set forth above, the required finding cannot be made nor supported by substantial evidence.

Variance Findings (Non-Compliance with Ridgeline Ordinance)

A. *The circumstances applicable to this property are not exceptionally different than the surrounding properties.*

The applicant purchased two properties that they are attempting to convert into a "quasi" commercial hotel use that includes development that does not comply with the County's ridgeline ordinance. This ordinance is applicable to **all neighboring properties**. There are no exceptional circumstances for the subject property. The applicant can develop the south parcel without violating the ridgeline ordinance.

B. *A Variance is not necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.*

A Variance is not necessary for applicant to develop the site in the manner as has been developed by other owners on property in the same zone and vicinity. The applicant can develop the site with single family homes without a Variance.

C. *The granting of a Variance will be materially detrimental to the public welfare and will be injurious to other property or improvements in the same vicinity and zone.*

The facts and evidence supporting this finding (material detriment) are set forth above and will be further provided by testimony at the public hearing.

III. THE MND IS INADEQUATE AS A MATTER OF LAW

The MND fails to identify and/or adequately analyze potential significant impacts of the proposed Project.

As the Commission is aware, California law supports the strong presumption in favor of preparation of an Environmental Impact Report ("EIR") based on the "fair argument" standard. Simply stated, whenever the record contains substantial evidence that a project may have a significant effect on the environment, there is a presumption that an EIR should be required. *Laurel Heights Improvement Assn v. Regents of University of California* (1993) 6 Cal.4th, 112, 1123; *No Oil, Inc. v. City of Los Angeles* (1874) 13 Cal.3rd 68, 75.

The "fair argument" standard is a comparatively low threshold standard and reflects the strong public policy interest resolving doubts in favor of a thorough environmental review. Where based on observation, the opinions and testimony from

local residents are relevant to impacts such as aesthetics and traffic and constitute substantial evidence in support of a "fair argument" for an EIR. *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001), 91 Cal. App . 4th 342, 355-356; *Ocean View Estates Homeowners Ass'n, Inc, v. Montecito Water Dist.* (2004) 116 Cal. App.4th 396, 402; *Mejia v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Here a "fair argument" clearly exists that the proposed Project would have potential significant adverse impacts not adequately addressed in the MND:

1. **Transportation and Circulation**

Although Planning Department Staff concedes that there is a potential for hazard due to sight distance constraints with ingress and egress from the site they fail to adequately mitigate this concern. County staff only recommends signage limiting ingress and egress to right turn only. Again based on the nature of the proposed Project and testimony you will hear from the neighbors at the public hearing, there is substantial evidence to support a fair argument that the Project will have a significant impact on traffic in the immediate neighborhood. See *Meija v. City of Los Angeles* (2005) 130 Cal.App.4th 322.

Specific significant traffic impacts are set forth above and not repeated here but meet the threshold of "fair argument" under *Mejia* based on testimony from the area residents. In addition, the congestion management program ("CMP") for the County designates Topanga Canyon Boulevard as a major travel route and provides level of service standards, data, and travel demand measures for the urban areas of the road. The mountainous non-urban section of Topanga Canyon Boulevard, where the subject site is located, between the coastal zone and the San Fernando Valley, does not have level of service data tracked per the CMP. Therefore, the CMP needs to be further reviewed by Caltrans.

2. **Noise**

Although Planning Department staff states that he Project will have a significant buffer from neighboring properties, one of the proposed B & B's to the north will be close in proximity to surrounding neighbors. In order to adequately mitigate the substantial permanent increase in ambient noise levels, the acknowledged permanent impacts on noise must be further evaluated in an EIR. Specific potential noise impacts are set forth above and not repeated here.

3. **Land Use Planning**

The Santa Monica Mountains North Area Plan designation for the site is N5-Mountain Land 5 (1 DU/5 acres). The project site with two contiguous parcel is 8.68 acres in total size. The northern parcel is 3.06 acres in size which is substandard to area requirements for a single family residence. It does not meet the area requirements. The development of the residential structure with bed and breakfast establishment on the northern parcel is within the protective zone of the significant ridgeline, within the 50 foot vertical plane that extends 50 feet from the ridgeline. As such, the Project is not in substantial conformance with these aspects of the Santa Monica Mountains North Area Plan designation for the site.

4. **Hazards and Hazardous Materials**

The MND concedes that the proposed Project is located within a Very High Fire hazard severity zone. However, the MND is deficient in failing to adequate describe the potential impacts and increased risk of wildfire. Specific facts and evidence is set forth above and not repeated here. However, the potential fire risks are so great that further environmental review is required.

5. **Aesthetics**

Based on the nature of the Project and testimony you will hear from the Neighbors at the public hearing, there is substantial evidence to support a fair argument that the Project will have a significant impact on aesthetics in the immediate neighborhood.

6. **Public Services**

There is inadequate analysis and mitigation concerning vital public services such as the Project's impact on fire and emergency response impacts as well as water services, especially based on current severe drought conditions.

7. **Cumulative Impacts**

The proposed MND fails to consider and evaluate the potential cumulative impacts of the Project based on the precedent that approval would likely lead to other similar requests. This is especially important where the proposed Project is really for two B & B's.

IV. CONCLUSION

The proposed Project is much more than just a low-impact "Bed and Breakfast facility". The size and scope of 10 guest rooms on two lots would create a use that does not conform to the **residential character** of the area. Approval of a CUP would create a dangerous precedent resulting in more commercial hotel-like uses in this tranquil Topanga Canyon/Santa Monica Mountains National Park Recreation Area. Approval of a Variance would result in others seeking to avoid compliance with the Ridgeline Ordinance.

For all the foregoing reasons, this Commission should deny this Project or, alternatively, require further environmental review by an environmental impact report.

Very truly yours,

LUNA & GLUSHON

ROBERT L. GLUSHON

Adrine Arakelian

From: Stacy Sledge Email [ssledge@verizon.net]
Sent: Tuesday, May 19, 2015 10:29 AM
To: Adrine Arakelian
Subject: PROJECT R2012-01555

RE: PROJECT R2012-01555

Dear County Commissioners,

I have been a Topanga resident for 15 years, and have served on many non-profit organizations that mostly address emergency preparedness, animal rescue, business relations, and environmental issues in our canyon: Topanga Town Council, Topanga Chamber of Commerce, Topanga Community Club, Topanga Creek Stream Team, Topanga Coalition for Emergency Preparedness, Arson Watch, CERT and Canyon Sages Seniors. Having served on so many local organizations gives me a more global perspective of how our canyon works, people's needs and desires, and how to find solutions that address the community's well-being.

As you may know, Topanga has been considered a hard-to-reach community---mainly because it is geographically challenged. With that, comes a special spirit within our business community to take on that challenge; knowing their investment is risky, that there is a high cost factor, and that they will have unique community and environmental concerns to deal with. The reason I support Project R2012-01555, is that the owners of this project are fully invested in the Topanga community and in their B&B business. Both Carrie and Bill Lovelace serve on local watershed committees with a committment to create their B&B around sustainability and least-toxic living. Traffic and parking along Topanga Canyon Boulevard will not be impacted as their property can accomodate more than what is needed. Nearby trail access for local Topangans will not be affected. Noise will not be a factor beyond what two typical family homes would create. The B&B will be bulit in accordance with the new LCP. The owners will occupy the B&B as their home. The B&B is in alignment with the Chamber of Commerce and Topanga Town Council's vision to help stimulate the local economy.

Here are the top ways Bill & Carrie have committed to serve Topanga with their B&B:

(1) "DESTINATION TOPANGA" - This B&B would further the goals of the "Destination Topanga" campaign by acting as a launch pad for more travelers to make Topanga their main destination over a longer period. We would be hands-on, on-site owners, actively engaged in making local recommendations to our guests for Topanga businesses.

(2) SOURCE FROM LOCAL VENDORS – As a business, they willsource as many of our supplies and services as possible from local businesses.

(3) MORE EXPOSURE FOR LOCAL BUSINESSES - The B&B itself will benefit many local businesses directly by providing a regular flow of visitors to the area who will patronize local restaurants/cafes (Inn of the Seventh Ray, Cafe Mimosa, and others), retail venues, yoga studios, and other establishments who will realize additional revenue and exposure. The website will also help to promote general awareness of local offerings.

(4) PROMOTION OF LOCAL THEATER AND FILM - They would promote and facilitate attendance at the venerable Theatricum Botanicum and Topanga Film festival by creating itinerary packages ("date nights") around their performances and screenings.

(5) NATURAL COMPLEMENT to EVENT VENUES - They would serve as a perfect complement to many existing spaces and wedding venues, such as the Mermaid, Oak Creek Ranch, Kelly Gulch, the 1909 and others. This

B&B's small scale would still be large enough to comfortably accommodate a wedding party or family of the bride/groom but yet small enough to retain an intimate, Topanga feel.

(6) PARTNERSHIPS WITHIN THE COMMUNITY - They will actively seek partnerships with civic and environmental groups within the community by hosting their out-of–town guests, supporting their activities and helping to create fun itineraries around their Topanga area events.

(7) SUPPORT FOR LOCAL ARTISTS - They would support and feature local artists (painters, sculptors, photographers...) in a rotating gallery of their work. This would both enhance their exposure and help promote sales of their artwork.

(8) REDUCTION OF NIGHT-TIME TRAFFIC HAZARDS - By providing a readily accessible place to spend the night, they could help to reduce potentially dangerous driving conditions on TCB at night, especially after special events where people may be especially tired or intoxicated.

(9) SHARING A "GREEN PRINT" for SUSTAINABILITY - In addition to building and operating in a sustainable, eco-friendly way, they would share "best practices" and the environmental principles from building an eco-friendly B&B in an effort to help others who are interested in running a green business cost-effectively.

(10) PRESERVING THE TOPANGA WAY - They are ardent believers in sustaining the character and beauty of Topanga while keeping it economically viable. They think that one of the key ways to keep Topanga going strong is to help strengthen and grow a diverse array of authentic, truly local businesses that have socially and environmentally responsible, on-site owners who are actively engaged in the community and who promote the diverse ideals of the Canyon.

I encourage the Commissioners to accept and approve the CUP request for Project R2012-01555.

Thank you for your consideration.

Sincerely,

Stacy Sledge
Topanga Resident

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:13 PM
To: 'mikdppl@gmail.com'
Cc: Adrine Arakelian
Subject: RE: project C.U.P # 201200144. The Project # is R2012-01555

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings Ms. Dippel:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,

Timothy Lippman, Senior Field Deputy
Office of Supervisor Sheila Kuehl
(818) 880-9416

-----Original Message-----
From: Mary Dippel [mailto:mikdppl@gmail.com]
Sent: Friday, May 15, 2015 9:27 AM
To: Sheila
Subject: project C.U.P # 201200144. The Project # is R2012-01555

Good morning Supv. Kuehl
Regarding the proposed construction of the BnB and business owner's residence at 1820/32 Topanga Canyon Blvd. (one of which already has the story poles in place, positioning it close to and in view of Topanga Canyon Blvd.), my biggest concern with the plan is that, should the business fail, the properties could be leased or sold for a drug rehabilitation residence.
Is there anyway to stipulate forbidding this in the CUP?

Thank you
Mary Dippel
1840 Iowa Trail
Topanga CA 90290

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 4:13 PM
To: 'Scott Ian'
Cc: Pearl Aday; Adrine Arakelian
Subject: RE: C.U.P. # 20120014 Project number R2012-01555

Thank you for your correspondence and input – I am copying the planning staff assigned to the project so that your opposition may be noted in the official record.

From: Scott Ian [mailto:scottian@mac.com]
Sent: Friday, May 15, 2015 4:08 PM
To: Englund, Nicole
Cc: Pearl Aday
Subject: C.U.P. # 20120014 Project number R2012-01555

To Nicole Englund for Shiela Kuehls,

We want the supervisor to know that we strongly oppose C.U.P. number 201200144 (Project numberR2012-01555).

This proposed project will clearly raise the chances of wildfire. Their water usage will be a huge drain locally. It will expose us to liability litigation from guests wandering on trails across our property. It will encourage further development in our residential area and create a dangerous crossroad on Topanga Canyon Blvd.
if this project comes to fruition as proposed it will directly affect our as well as our neighbor's quality of life in a negative way.

Sincerely,
Scott Ian and Pearl Aday
1830 Arteique Rd

Sent from my iPhone

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 4:14 PM
To: 'Charles Colladay'
Cc: Adrine Arakelian
Subject: RE: Registration of opposition Re: C.U.P. # 201200144, Project # R2012-01555

Thank you for your correspondence and input – I am copying the planning staff assigned to the project so that your opposition may be noted in the official record.

From: Charles Colladay [mailto:charles.colladay@gmail.com]
Sent: Friday, May 15, 2015 1:07 PM
To: Englund, Nicole
Subject: Registration of opposition Re: C.U.P. # 201200144, Project # R2012-01555

C.U.P. # 201200144
Project # R2012-01555
Concerning bed and breakfast variance application

Charles Colladay
1701 Chart Trail
Topanga CA 90290

Hello,

As a nearby resident of the proposed project I wish to add my concerns to the growing list.

We already have a venue for weddings on an industrial scale directly across the boulevard from the proposed project called 'The 1909'. From their website:

`The 1909 is located in the heart of the Topanga National Park, hidden under the canopy of protected California oak trees, and nourished by the sacred waters of Topanga Creek.`

This commercial business has indeed taken its place in the heart of Topanga and has displaced its part of the nature that gives the canyon its character. While this is may be a subjective complaint, it is my strong opinion that we do not need a hotel created directly across the street to further cater to the needs of the imported guests. On any given day there are several to several dozen cars mulling about and generally parking all over the boulevard. We wonder how such a dangerous traffic scenario was allowed to exist. We do not like it and intend to fight any further exacerbation of the situation. The driveway itself is on a very dangerous blind curve, the site of a head on collision just yesterday.

Furthermore the commercial endeavor represents the antithesis of the community. The addition of a large scale bed and breakfast of 20 rooms would make the situation that much worse. In the area where the guests would be strolling are small, winding trails leading right through the heart of fire country. Another valid concern is that these people may not have an awareness of the potentially dangerous conditions that exist. One small cigarette could mean one huge fire.

I will regrettably not be able to avoid my work responsibilities in order to come to the hearing. Our lawyer will speak for us.

Thank you for your consideration,

Charles Colladay

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 7:09 PM
To: Lori TMI
Cc: Adrine Arakelian
Subject: Re: Opposition to C.U.P. # 201200144 Project # R2012-01555 -

Thank you very much for reaching out to us and sharing your knowledge and views. I am copying the planner on the case so that your comments will be included in the official record and can be shared with the planning commission.

On May 15, 2015, at 6:51 PM, Lori TMI <loriprecious@gmail.com<mailto:loriprecious@gmail.com>> wrote:

Dear Ms Englund,

My family has lived on Arteique Road since 1999. We would like to object to the C.U.P. # 201200144 Project # R2012-01555 because we feel that no variance to the ridge line ordinance should be allowed. If one person is given permission, it will open the doors to others wanting a variance as well, citing this precedent. Please don't let people, however well intentioned, be given permission to alter our landscape and environment irrevocably.

Many thanks,

Lori Precious and Steve Erickson
1755 Arteique Rd Topanga 90290

LORI PRECIOUS

www.loripreciousdirector.com<http://www.loripreciousdirector.com>
www.loriprecious.com<http://www.loriprecious.com>

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Sunday, May 17, 2015 2:31 PM
To: Adeline Ramage Rooney
Cc: Adrine Arakelian
Subject: Re: Opposition to Proposed Bed & Breakfast - C.U.P # 201200144 / Project # R2012-01555

Thank you for taking the time contact us and share your concerns. I am copying the staff planner on the case so that your objections may be entered into the official record and shared with the planning commission.

On May 17, 2015, at 2:09 PM, Adeline Ramage Rooney <adelineramagerooney@gmail.com<mailto:adelineramagerooney@gmail.com>> wrote:

Dear Supervisor Kuehl and Deputy England

We are very strongly opposed to C.U.P # 201200144. The Project # is R2012-01555. We believe the proposal, as it stands, presents many potentially devastating hazards - most importantly fire and traffic - to the Topanga community.

The proposed "bed & breakfast" AKA a 10-bedroom boutique hotel would be situated in a semi-rural residential community. Not only would this comparatively large-scale commercial development set a dreadful precedent in this partially protected area, having studied the data available to date, we feel the project is both environmentally unsound and presents several life-threatening hazards to our community. Ultimately it would benefit a few at the great expense of the many.

We, along with many other residents in our community, urge you to help ensure that this potentially hazardous development is stopped or scaled back dramatically.

Thank you for your attention in this matter.

Sincerely,

Adeline & Rory Rooney
1825 Helmet Trail, Topanga CA 90290

Adeline Ramage Rooney
adelineramagerooney@gmail.com<mailto:adelineramagerooney@gmail.com>

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 1:47 PM
To: 'Elise Kramer'; Elise Kramer
Cc: Adrine Arakelian
Subject: RE: Project # R2012-01555

Thank you for sharing your concerns with us. I am copying the staff planner for the case so that she can share your concerns with the planning commission and include them in the official record.

From: Elise Kramer [mailto:elisekramer@icloud.com]
Sent: Monday, May 18, 2015 12:24 PM
To: Elise Kramer
Cc: Englund, Nicole
Subject: Re: Project # R2012-01555

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many.
I also strongly believe that any variance to the ridge line is completely unfounded and lacks planning and consideration for alternatives.
I would hope that this project is carefully reconsidered before accepting or allowing any "variances" to the existing ordinances that have taken Topanga residents so long to finally get implemented in order to protect our area.
Again the implementation of these ordinances is what has kept Topanga beautiful. Unfortunately it's also what continues attract individuals and developers to Topanga to come in and "change" the beauty that attracted them in the first place.
Please reconsider this application before it sets a precedent that will damage our pristine area and change it for ever!
Thank You for your careful consideration.

Sincerely,

Elise B. Kramer
1746 Deerhill Trail
Topanga CA 90290
818-321-1332

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 1:45 PM
To: 'Nicole Einhorn'; Sheila
Cc: Adrine Arakelian
Subject: RE: Opposition to C.U.P # 201200144. The Project # is R2012-01555

Thank you for reaching out and sharing your concerns with us. I am copying the staff planner on the case so that she can include your email and concerns in the official record and share them with the planning commission.

From: Nicole Einhorn [mailto:nicole.einhorn@verizon.net]
Sent: Monday, May 18, 2015 1:10 PM
To: Sheila; Englund, Nicole
Subject: Opposition to C.U.P # 201200144. The Project # is R2012-01555

Dear Supervisor Kuehl and Deputy England

We are very strongly opposed to C.U.P # 201200144. The Project # is R2012-01555. We believe this proposal has the potential to cause irrevocable damage to our community specifically through the exponential increase in fire risk and traffic hazard that allowing a project of this size would ultimately generate.

County has historically been in objection to any development in Topanga that does not adhere to the general guidelines governing a single family residence yet this development that is virtually akin to a small hotel is allowed to progress in an uncommercial area of the canyon where it will have enormous impact on the many people who specifically moved to this part of Topanga for the beauty and tranquility it offers. We believe this development as it currently stands is grossly mis-placed and does not belong in a residential neighborhood backing onto one of the highest fire risk zones in all Los Angeles.

We hope that you will take our concerns for our community's well being into consideration when reviewing this potentially devastating development proposal.

Kind regards

Nicole & Randall Einhorn

1732 Arteique Rd Topanga CA 90290
310 455 7265

Nicole Einhorn
nicoleeinhorn@icloud.com

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:01 PM
To: 'M Kronberg'
Cc: Adrine Arakelian; Lippman, Timothy
Subject: RE: Topanga

Hi Molly

Thank you for sharing your concerns with us. I am copying the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

From: M Kronberg [mailto:mkronberg10@gmail.com]
Sent: Friday, May 15, 2015 12:24 PM
To: Englund, Nicole
Subject: Topanga

Dear Deputy Nicole Englund

I'd like to bring your attention to what could be a commercial venture in a quiet Topanga neighborhood.
It is Project # is R2012-01555, and we are strongly opposed to C.U.P # 201200144.

We live in an environmentally sensitive part of Topanga Cyn, which is in a very high fire danger area. The project named above, as described in official county documents, would endanger our surroundings, lower our home values, and impact our way of life, to say nothing of increasing the risk of a devastating fire in our canyon.
I am strongly opposed to this project and would like to see it stopped.

Your attention to this matter would be greatly appreciated.

Thank you.

Sincerely,
Molly Kronberg
1759 Arteique Road
Topanga, CA 90290
310.455.9694

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:07 PM
To: 'alexchamorro@me.com'
Cc: Adrine Arakelian
Subject: RE: Project # R2012-01555

Greetings Mr. Chamorro:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,

Timothy B. Lippman
Senior Field Deputy
Office of the Honorable Sheila Kuehl
Los Angeles County Supervisor, Third District

West Valley/Mountain Communities District Office
26600 Agoura Road, #100
Calabasas, CA 91302
TEL: (818) 880-9416

From: Alex Chamorro [mailto:alexchamorro@me.com]
Sent: Monday, May 18, 2015 6:50 AM
To: Sheila
Subject: Project # R2012-01555

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many.
I also strongly believe that any variance to the ridge line is completely unfounded and lacks planning and consideration for alternatives.
I would hope that this project is carefully reconsidered before accepting or allowing any "variances" to the existing ordinances that have taken Topanga residents so long to finally get implemented in order to protect our area.
Again the implementation of these ordinances is what has kept Topanga beautiful. Unfortunately it's also what continues attract individuals and developers to Topanga to come in and "change" the beauty that attracted them in the first place.
Please reconsider this application before it sets a precedent that will damage our pristine area and change it for ever!
Thank You for your careful consideration.

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Tuesday, May 19, 2015 8:22 AM
To: bryan newman
Cc: Adrine Arakelian
Subject: Re: C.U.P. # 201200144 / Project # R2012-01555

Thank you for taking the time to share your concerns and feelings with us. I am copying the staff planner so that she can include your comments in the official record.

On May 19, 2015, at 8:19 AM, bryan newman <bryannewman@me.com<mailto:bryannewman@me.com>> wrote:

Dear supervisor Kuehl,

I want the supervisor to know I am strongly opposed to C.U.P. # 201200144 for Project # R2012-01555. I live adjacent to the proposed site and it would be devastating to our home and family if this is approved.

Thank you,

Bryan Newman
1836 Arteique Road
Topanga CA 90290
310-455-0209

Angela Aiello and Anthony Goldsmith
1841 Arteique Road · Topanga, CA 90290 · aegoldlaw@gmail.com

May 14, 2015

The Honorable Supervisor Sheila Kuehl
West Valley & Mountain Communities District Office
26600 Agoura Rd. #100
Calabasas, CA 91302

Re: C.U.P # 201200144 / Project # is R2012-01555

Dear Supervisor Kuehl:

We wish to express our objection to the above referenced project. We moved into our charming Topanga neighborhood believing that it would remain residential in character. We feel that the proposed "bed and breakfast" project is basically a purpose built guest lodging facility that is completely out of character for our neighborhood.

For example, we were particularly disturbed when county staff informed us that they had no right to regulate smoking policies at the proposed facility because it was a "bed and breakfast," therefore subject only to residential occupancy/zoning.

When we attend our local emergency preparedness meetings we are warned by fire professionals that the "worst case scenario fire" could burn from the top of Topanga to the ocean in under an hour. Meanwhile, it might take up to 6 hours to evacuate Topanga. This project will place two guest facilities in a dry brush area and not allow for the proper fire safety regulations that might otherwise apply to a purpose built hotel facility.

Also, the proposed facility will be situated almost directly across Topanga Canyon Boulevard from a venue that hosts weddings almost every evening during the summer. The wedding complex has already caused a great degree of traffic congestion and unacceptable noise pollution, and it seems likely that the proposed "bed and breakfast" will regularly be used by partygoers at the wedding facility. Regardless of the best intentions of the developers, we just can't imagine that this fish out of water kind of project should truly be reviewed as a typical bed-and-breakfast guesthouse.

We are concerned about our safety, the local environment and undue traffic and noise that the project would create. Though we do not wish to interfere with the desire of anyone to live in Topanga, we believe that this sort of business enterprise should be sited elsewhere.

Respectfully,

Angela Aiello and Anthony Goldsmith

Adrine Arakelian

From: Lippman, Timothy [TLippman@bos.lacounty.gov]
Sent: Monday, May 18, 2015 3:14 PM
To: 'deerhilltrail@gmail.com'
Cc: Adrine Arakelian
Subject: RE: Proposed Commercial Development in Topanga

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms. Wilson:

Thank you for sharing your concerns with the office of Supervisor Kuehl. I am forwarding your communication to the staff planner on the case so that she can include your email in the official record and share it with the planning commission.

Sincerely,

Timothy B. Lippman
Senior Field Deputy
Office of the Honorable Sheila Kuehl
Los Angeles County Supervisor, Third District
West Valley/Mountain Communities District Office
26600 Agoura Road, #100
Calabasas, CA 91302
TEL: (818) 880-9416

From: C and S Dechant [mailto:deerhilltrail@gmail.com]
Sent: Thursday, May 14, 2015 3:45 PM
To: Sheila
Subject: Proposed Commercial Development in Topanga

Dear Supervisor Kuehl,

I would like to express my concern and strong opposition to C.U.P # 201200144. The Project # is R2012-01555.

I feel the project would greatly increase fire danger, as well as, have a devastating environmental and community impact.The project is an inappropriate addition to our residential community.

Sincerely,

Christina Wilson
1740 Arteique Rd
Topanga, CA 90290
310/455-3082

tomlemons@mac.com<mailto:tomlemons@mac.com>;
julesverne888@hotmail.com<mailto:julesverne888@hotmail.com>;
deerhilltrail@gmail.com<mailto:deerhilltrail@gmail.com>; EliseBeth Kramer; Alex Chamorro;
jason.giannantonio@macerich.com<mailto:jason.giannantonio@macerich.com>; Leigh Platte;
arteiquearea@yahoo.com<mailto:arteiquearea@yahoo.com>;
lplatte1@gmail.com<mailto:lplatte1@gmail.com>; kcrentz@aol.com<mailto:kcrentz@aol.com>;
ranjan_wijeratne@yahoo.com<mailto:ranjan_wijeratne@yahoo.com>;
pamarase@gmail.com<mailto:pamarase@gmail.com>;
terrycox@prodigy.net<mailto:terrycox@prodigy.net>;
jennifer.baer@prodigy.net<mailto:jennifer.baer@prodigy.net>;
jcnotey@msn.com<mailto:jcnotey@msn.com>; bzima@mednet.ucla.edu<mailto:bzima@mednet.ucla.edu>;
davisTW@cdmsmith.com<mailto:davisTW@cdmsmith.com>;
julieskinner@mac.co<mailto:julieskinner@mac.co>;
murphy90290@yahoo.com<mailto:murphy90290@yahoo.com>;
tmilstead@verizon.net<mailto:tmilstead@verizon.net>;
nswords@yahoo.com<mailto:nswords@yahoo.com>; abel21@gmail.com<mailto:abel21@gmail.com>;
ronhigh@verizon.net<mailto:ronhigh@verizon.net>;
mkemper@mindspring.com<mailto:mkemper@mindspring.com>;
aegoldlaw@gmail.com<mailto:aegoldlaw@gmail.com>; nikihug@me.com<mailto:nikihug@me.com>;
scott@vineberg.com<mailto:scott@vineberg.com>
Subject: Commercial Expansion Topanga

Dear Supervisor Kuehl:

I want you to know that I am strongly opposed to C.U.P # 201200144. The Project # is R2012-01555

I believe the project is unprecedented, dangerous on multiple levels, wasteful, potentially devastating to the environment and aesthetics of the community, and ultimately benefits a few at the expense of the many. Thank you.

Sincerely,

Karl Holman
1821 Arteique Road
Topanga, CA 90290
310.455.3862

Also, the telephone number listed on your website is out of order. Could you please let us know the working number? Thank you.

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Friday, May 15, 2015 7:14 PM
To: <nan@nanettelasalle.com>
Cc: Adrine Arakelian
Subject: Re: Strongly opposed to C.U.P # 201200144 variation concerning Project # R2012-01555 proposed bed and breakfast

Hi Nanette

Thank you for providing you input and concerns regarding the proposed bed and breakfast. I am copying the case planner so that your correspondence will be entered into the official record and considered by the planning commission.

On May 15, 2015, at 5:16 PM, nanette <nan@nanettelasalle.com<mailto:nan@nanettelasalle.com>> wrote:

Dear Supervisor Kuehl,
I want you to know that I am strongly opposed to C.U.P # 201200144 variation concerning Project # R2012-01555 proposed bed and breakfast. The project would mainly benefit one business in the Canyon, the 1909 Events facility. It appears 1909 serves mostly those from outside the canyon (nonresidents) which is a shame as it was meant as a community theater. For residents, it has created a horrendous and dangerous traffic/parking situation caused by large numbers of guests parking on the street and walking beside it in the dark. Cars are parked up and down the boulevard for huge distances with little or no place for pedestrians to walk. Vehicles driving at speed by all of the merry makers both day and night is a disaster waiting to happen. When a valet is hired, they run up and down the blvd. too, fetching cars and creating even more of a traffic problem, increasing the danger. Of course the B&B is not meant for the residents but for guests to stay after the events are over at 1909. Some may even try to walk to the B&B on the road in the dark! Topanga Canyon Blvd is a dangerous road, the curves are tight and street lighting is lacking.The proposed B&B just south of the events building has one of the worst blind spots I've ever encountered, even in daylight it is a dance with death to turn left out of their drive. A stop light and multiple warning lights would be the only possible way to insure some degree of safety for those entering or exiting the B&B or crossing the blvd. on foot.

The proposed B&B is meant to house 20 occupants/visitors, not including the four owners and multiple staff. It's a hotel. Few visitors to the hotel would understand what it means to live in the canyon. Many think nothing of smoking outside, not to mention those who have made outdoor campfires during their visit here. The risk of fire during dry seasons is high, now during a drought it is extremely high. All must be careful and ever alert to this hazard. During our annual fire preparedness meetings, we are told by the fire department that the canyon has approximately ten minutes worth of water to fight a fire. Most residents know that will not be enough, and that fire had better be prevented rather than fought. If guests at the B&B access the local hiking trails there will certainly be an increased likelihood of fire, property loss and possible injury or death, not to mention destruction of wildlife habitat.

I've mentioned that water is a problem in Topanga, as well as the rest of California, so it seems important to question just how much water they will be using to fill and maintain a pool large enough for 20, including additional guests. Even with drought tolerant landscaping, there will be water needed simply to maintain it, not to mention twenty showers, one per day per person, cleaning, laundry and a full kitchen.

The field where the hotel has been proposed is teaming with wildlife. Just this morning a neighbor informed me that her family had seem a mountain lion crossing nearby. Amazing! It's one of the few corridors where a variety of animals live, travel, hunt, and thrive. The northern ridge houses a den of coyotes. Hawks drive for rodents and snakes in the grass, they nest on the cliffs to the east. The shy Horned Lizard scrambles to hide in the dirt beside your feet. This open land is important, there is so little left, please, just let it be.

Sincerely,
Nanette La Salle
1791 Chart Trail
Topanga, CA 90290
310-455-0403

Adrine Arakelian

From: Englund, Nicole [NEnglund@bos.lacounty.gov]
Sent: Monday, May 18, 2015 6:47 AM
To: Maureen Kemper
Cc: Adrine Arakelian
Subject: Re: Concerns regarding proposed B&B in Topanga C.U.P # 201200144 / Project # R2012-01555

Thank you for sharing your concerns about the proposed bed and breakfast. I am copying the staff planner so that your email will be entered I tot he official record and shared with the planning commission. I appreciate you taking the time to let us know your thoughts.

On May 18, 2015, at 1:22 AM, Maureen Kemper <mkemper@mindspring.com<mailto:mkemper@mindspring.com>> wrote:

Dear Supervisor Kuehl and Deputy England, I would like to register my concerns regarding the proposed bed and breakfast establishment at 1820/1832 Topanga Canyon Blvd in the town of Topanga (C.U.P. # 201200144, Project # is R2012-01555). Following is a brief summary of my cares and concerns about the project:

1. Size of the project - while two homes on 8 acres density wise is not a concern, the size of the homes in relation to the nearby neighborhood and the requirement for a variance with respect to the ridgeline ordinance seems a high price to pay. Perhaps if the project was scaled down, the ridgeline variance would not be needed? Yes there is an existing home prominently situated on the ridgeline .. and what an eyesore it is! As ridgeline variances are granted to projects that do not really need them, so falls the ridgeline ordinance like so many dominoes.

2. Pool - At this time when we must make a decision to be penalized for using water or trying to keep our existing landscaping green in this high fire area, the installation of a pool seems a foolish extravagance. I resent being told I cannot water my trees of 30 years so a commercial business can install a pool. There is an ocean and beach 7 miles away .. I would suggest that guests might like to use it.

3. Ingress/egress from project area - The driveway for the project sits on a blind curve for drivers southbound on Topanga Canyon Blvd. Every day is a litany of sirens when the fire department/sheriff/highway patrol races to yet another accident on TCB. The lack of left turn lanes, especially on blind turns puts drivers/passengers in danger .. particularly during "rush" hours of 7am-9am and 4pm-6:30 pm.

4. The 800 lb gorilla - While I would certainly prefer to see no development, I know this is unrealistic. What I am concerned about however, is the proliferation of "B&B's" in the Topanga area in the last couple of years. If I was one of the owners of the proposed B&B, I would worry about the solvency of the project as the approximate count of Topanga "B&B's" advertised on airbnb.com<http://airbnb.com> alone tops 150 .. There is no shortage of "hotel rooms" in the Topanga area. This uncontrolled commercial enterprise in residential neighborhoods is a significant risk to our Topanga lifestyle. Take all of the concerns regarding wildfires, trespassing, traffic, parking, stranger-danger etc etc and multiply it by hundreds of "B&B's" and you have the possibility of a REAL problem.

5. Should this project fail as a Bed and Breakfast, I would be concerned about the future of that parcel… perhaps a deed restriction limiting the possibility of subdividing the parcel would make the project more palatable?

I've seen many changes in Topanga over the nearly 40 years that I have lived here. Once some resource is gone .. you cannot bring it back. While I feel that most folks who frequent BnB's are quiet, nature loving people .. the proximity of a commercial establishment to an existing neighborhood should not be taken lightly. In addition, I think that the proliferation of "BnB's" in the Topanga and Malibu areas represent a significant divergence from what is commonly thought of as a single family residential neighborhood and a danger to all who live here. The County and the Planners need to address this fast moving change in the character of our neighborhoods. As we head into summer during this unprecedented drought, I fear that we may soon suffer the consequences ill-planned hillside development should a fire break out.

Thank you for your time!
Maureen Kemper
1830 Iowa Trail
Topanga Ca

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 4, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian
Zoning Permits Section

Project No. R2012-01555-(3)-Conditional Use Permit No. 201200144-Conditional Use Permit No.201500066-Variance No. 201200004 - RPC Meeting: June 17, 2015-Agenda Item: 6

The above-mentioned item was continued from the May 20, 2015 hearing date. Staff was asked to revise the project application and separate the project into two separate CUP requests to operate a bed and breakfast establishment on each adjoining property under the same ownership, located at 1820 and 1832 N. Topanga Canyon Blvd.

A CUP is required for operation of a bed and breakfast establishment in the A-1-5 (Light Agriculture) Zone in the Santa Monica Mountains North Area Community Standards District. The project has been revised to include two separate CUP requests, one for each of the two properties to contain a bed and breakfast. Revised findings and conditions for each property are enclosed. Additionally, approval of a variance from the significant ridgeline provisions is required for construction of only the property located at 1832 N. Topanga Canyon Blvd.

Additionally, staff was asked to provide further information on approvals of variances from the significant ridgeline ordinance. To date, only one application for a variance has been approved. An additional six cases are pending, due to staff's request for revisions to the project design. The approved variance had a pre-existing legally graded building pad, was limited to a one-story building height, provided predominantly native vegetative screening, minimized grading, and through project design mitigated aesthetic impacts. Further, the approved project limited further biological resource disturbance to

the site by locating on the graded pad which was already disturbed. The pending projects are also located on existing legally graded pads, and will be reviewed to mitigate aesthetic impacts through similar design measures, limit grading and biological disturbance, and satisfy the burden of proof for the variance and the additional burden of proof for the significant ridgeline ordinance variance.

If you need further information, please contact Adrine Arakelian at (213) 974-6435 or aarakelian@planning.lacounty.gov. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SUGGESTED APPROVAL MOTION:

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

I MOVE THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT NUMBER 201200144, CONDITIONAL USE PERMIT NUMBER 201500066, AND VARIANCE NUMBER 201200004 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

MKK:AAA

Enclosures: Findings and Conditions

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. R2015-01555, consisting of Conditional Use Permit No. 201200144 ("CUP"), and Variance No. 201200004 ("Variance"). (The CUP and Variance are referred to collectively as the "Project Permits.")

2. A duly-noticed public hearing was held on May 20, 2015 before the Commissioners. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. The Commission heard a presentation from Regional Planning and testimony from the permittee and members of the public. The permitee testified to the residential character of the design, the aesthetics, the minimal impact of the project, the sustainable elements of the project, the small-scale family run nature of the establishment, rules of the bed and breakfast requiring quiet time and no smoking, and answered questions presented by the Commission. Project opponents expressed concerns about noise, fire safety, the number of guests, traffic safety, impacts on trails, the transient occupants of the proposed bed and breakfast establishment, aesthetic concerns, water usage, operations, effect on property values, and proliferation of commercial uses in the area. After hearing all the testimony, the Commission requested that two separate CUPs be applied for to regulate operation of the bed and breakfast establishments on the two separate properties. The Commission then continued the public hearing to June 17, 2015.

3. The project was modified to include two separate CUP applications for a bed and breakfast establishment on two separate contiguous properties under the same ownership. CUP No. 201200144 is a request for a bed and breakfast establishment located at 1832 N. Topanga Canyon Blvd. CUP No. 201500066 is a request for a bed and breakfast establishment located at 1820 N. Topanga Canyon Blvd.

4. The permittee, William and Carrie Carrier ("permittee"), request CUP No. 201200144 and Variance No. 201200004 to authorize the construction of one single-family residence with a bed and breakfast establishment ("Project") on one property located at 1832 N. Topanga Canyon Blvd in the unincorporated community of the Santa Monica Mountains north area ("Project Site").

5. The CUP is a request to establish a bed and breakfast in the single-family residence proposed in the A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) Zone of the Santa Monica Mountains North Area pursuant to Los Angeles County Code ("County Code") section 22.44.133.E. The CUP request is also to establish a residential building on one of two adjoining properties under the same ownership with slopes of 25 percent and greater existing on site pursuant to the hillside management provisions of County Code section 22.56.215.

6. The Variance is a request to construct residential structures within the protected 50-foot vertical area of a designated significant ridgeline pursuant to County Code section 22.44.133.D.5. The structures intrude a maximum of 11.5 feet in height into the 50-foot vertical protected area.

7. The Project Site is 3.06 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle to steeply sloping topography and is undeveloped.

8. The Project Site is located in the Malibu Zoned District and is currently zoned A-1-5.

9. The Project Site is located within the N5-Mountain Lands 5 (1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Land Use Policy Map.

10. Surrounding Zoning within a 500-foot radius includes:

North:	A-1-5, O-S (Open Space), C-2 (Neighborhood Business)
South:	R-1-1 (Single-Family Residence -1 Acre Minimum Required Area), R-1-5 (Single-Family Residence -5 Acre Minimum Required Area
East:	A-1-5, O-S
West:	C-2, A-1-5

11. Surrounding land uses within a 500-foot radius include:

North:	Undeveloped privately owned property, recreational open space
South:	Single-family residences
East:	Undeveloped privately owned property, recreational open space
West:	Commercial retail establishment

12. The Project Site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the building pad and the driveway access. In 2004 Plot Plan 50312 was approved for grading and construction of a single family residence at 1832 N. Topanga Canyon Blvd, but the residence was not constructed. An administrative oak tree permit, OAK04-228 was submitted with PP50312 and was approved in 2004 for removal of one oak tree in association with the construction of a single-family residence. Grading permit GR0604180002 was approved for the grading previously performed.

13. The site plan for the Project depicts a 3.06 acre parcel. The project proposes a 5,958 square foot one-story residence and bed and breakfast establishment with five guestrooms and five parking spaces, one provided per guest room. Accessory structures and amenities proposed include an outdoor swimming pool, jacuzzi, 305 square foot bath house with mechanical room, 46 square foot garden shed, and a 360 square foot storage shed. There is 155 square feet of total patio space. The

total proposed footprint for all structures and patios on the parcel is 6,464 square feet. Ingress and egress to the Project Site is provided by one 20-foot wide driveway off N. Topanga Canyon Blvd. The driveway is shared with the adjoining property, 1820 N. Topanga Canyon Blvd., also owned by the permittee.

14. The Project Site is accessible via N. Topanga Canyon Blvd to the west. A condition requiring signage limiting site ingress and egress to right-turn only has been requested by the County Department of Public Works to mitigate against any potential traffic impacts.

15. The Project will provide one guest parking space for each guestroom associated with the bed and breakfast. The main residential structure will have five guestrooms with five total guest parking spaces provided.

16. Prior to the Commission's public hearing on the Project, the permittee performed public outreach with community groups and residents in the area. The permittee provided project details and offered to meet with anyone who expressed such interest to address concerns brought forward. The permittee also erected story poles prior to the public hearing to demonstrate the height and massing of the proposed structures.

17. The County Departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one, in addition to requirements for vehicular access and automatic fire sprinklers.

    Parks and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Blvd. to the National Parks Service (NPS) trail (Santa Maria Canyon) as a condition of project approval. There is an existing foottrail through the Project site historically accessed by the public to connect to the NPS trails system. NPS requested that public access to the trail system from Topanga Canyon Blvd. be maintained, thus Parks and Recreation requested the trail dedication.

    Public Health will review the septic system feasibility report for their requested corrections to percolation tests among other corrections required. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

18. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not

have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

19. Prior to the Commission's public hearing, the Department of Regional Planning staff received several email inquiries about the project, some sharing concerns regarding the project's potential impact on local trail usage, fire safety, and potential future uses of the properties for wedding events or as an adult sober living facility. Prior to the hearing, staff received two phone calls and two letters stating concerns regarding the project. Staff addressed the concerns by drafting appropriate conditions. Staff also received 14 letters in support of the project referring to the environmental concerns and local involvement of the applicant. Additionally, on the morning of the public hearing staff forwarded to the Commission, 15 letters of opposition and 1 additional letter of support.

20. The Commission finds that the Project is consistent with the Santa Monica Mountains North Area Plan designation, N5 - Mountain Lands 5 land use category which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The proposed residence with a bed and breakfast establishment is consistent with the intended character and permitted land uses of the underlying land use category. The intended density of one dwelling unit per five acres is exceeded on the parcel, which is 3.08 acres in area. However, the application for a certificate of compliance was submitted and reviewed prior to the adoption of the Santa Monica Mountains North Area Land Use Plan. Certificates of Compliance, 01-055 and 01-056 were approved in July 2001.

21. The Commission finds that the Project is consistent with the A-1-5 zoning designation for the site. The building materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone. In regards to the five acre minimum required area for the parcels, the parcel is non-conforming with an area of 3.08 acres. Due to the previous approval of Certificates of Compliance in July, 2001 (CC01-055, 01-056) prior to the zone change, it is a legally established parcel and is therefore consistent with the permitted uses of the underlying land use and zoning categories. The subject property is zoned for single-family residential development with allowance for bed and breakfast uses. The proposed project is similar to the rural, low-density, single-family residential development in the area. The project fits into the site's topography with minimal additional grading proposed. The Project has been conditioned to address public safety concerns, including fire and traffic safety.

22. The Commission finds that the Project is consistent with standards set forth by the Santa Monica Mountains North Area Community Standards District (CSD). The project design and operation conditions address the standards for the CSD pertaining to the bed and breakfast use proposed for the residence. The Project is also applying for a variance from the significant ridgeline provisions of the CSD in conjunction with the CUP application. The Project maintains a residential character

to ensure compatibility with the low-density rural residential nature of development in the area.

23. The Commission finds that the Project is consistent with standards set forth by the Hillside Management Ordinance. Overall, 95 percent of the property is outside of the building footprint area. Project design and mitigation measures ensure conservation of biotic and natural resources to the greatest extent feasible. The developed footprint for the project is 6,464 square feet, or 5 percent of the total site area, meeting the requirement to maintain at minimum 70 percent of the site as undeveloped open space. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context and ensure aesthetic compatibility with adjacent development. The Project proposes minimal additional grading beyond the existing graded building pads, as well as providing mostly native landscaping, and aiming to qualify for LEED platinum status through use of energy and water efficient features employing context sensitive and creative design features. To address public safety concerns, the Project will extend the water line across Topanga Canyon Blvd. to meet the project needs, provide adequate water flow and pressure, and through the provision of on-site and public fire hydrants will contribute to fire safety in the area. In addition, the Project has incorporated design adjustments to meet the Fire Department's concerns requiring automatic sprinklers and five-foot wide access paths around the perimeter of all structures.

24. The Commission finds that the Project is zoned for single-family residential with allowance for bed and breakfast uses through CUP approval. The uses are not expected to generate significant new traffic in the area, can be served by the existing street network, and will contain the required parking. The project is also not expected to negatively impact local public services. The use proposes to build a septic system and has obtained a will-serve letter from the Los Angeles County Waterworks District. The Project is located near commercially zoned properties with neighborhood shopping facilities. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the Santa Monica Mountains North Area Plan.

25. The Commission finds that the applicant has met the burdens of proof pursuant to Sections 22.56.040, 22.56.215.F, and 22.56.290 of the County Code.

26. The Commission finds that the Project site has physical, topographical, and biological resource constraints which prevent the proposed residence with bed and breakfast accommodations from being constructed elsewhere on the property, without causing significant disturbance due to additional grading that would be necessary, thus further impacting the natural terrain of the site and greatly increasing the removal of vegetation.

27. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(1), alternate

sites within the property for the project have been considered and have been eliminated from consideration based on potential substantial habitat damage and additional disturbance to the natural topography of the site. A building pad was graded prior to the adoption of the CSD Significant Ridgeline Protection provisions and provides the least disruptive site for development. The plot plan for grading and construction of a single-family residence was applied for with PP50312 in July, 2004 and approved, although only the grading was performed at the time.

28. The Commission finds that, in satisfaction of the significant ridgeline variance requirements of the CSD under County Code Section 22.44.133.D.5.c.(2), the Project maintains the maximum view of the significant ridgeline through use of design features, such as minimized grading, reduced structural height to 16.5 feet maximum, use of earth-toned colors and materials, and landscaping with a high ratio of native vegetation to blend the structure with the natural environment.

29. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.1, the existing legally graded pad and the natural habitat surrounding the graded pad present a special set of circumstances applicable to the property. Development on another area of the site to comply with the ridgeline protection standards of the CSD, County Code Section 22.44.133, would result in greater environmental impacts and disruption of the natural terrain than proceeding with development on the legally graded building pad.

30. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.2, allowing the proposed development within the significant ridgeline protection zone will not grant a special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. The development is consistent in size and character with development in the area. Given the constraints of construction on the site, allowing the development as proposed grants the ability to develop the site in a manner consistent with properties in the area. The grading for the cleared building pad was approved with Plot Plan 50312, filed in July, 2004 and approved prior to the adoption of the significant ridgeline protection provisions of the CSD.

31. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.3, strict application of zoning regulations will result in practical difficulties and an unnecessary hardship, inconsistent with the general purpose of such regulations and standards. Development on an alternate area of the project site would force unnecessary additional impacts on the remainder of the largely undisturbed site containing sensitive native scrub oak and live oak riparian habitat, in addition to requiring extensive additional grading which would disturb the natural topography of the site.

32. The Commission finds that, in satisfaction of the variance requirements of the County Code Section 22.56.330.A.4, the adjustments to be granted with this variance to allow the residential structures within the protected area of the significant ridgeline will not be materially detrimental to the public health, safety, or general

welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity. The proposed structures incorporate design elements to minimize aesthetic impacts, limit the structures to one-story at 16.5 feet in height, intruding 11.5 feet into the 50-foot vertical protected area. The Project is adjacent to a single-family residence that was built on top of the applicable significant ridgeline and through context-sensitive design does not further aesthetically impact the area.

33. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.

34. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga Canyon community. On April 8, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

35. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

36. The MND for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 10, 2014 to January 8, 2015. Comments were received from the California Department of Fish and Wildlife (CDFW) requesting additional information on the impacts of fuel modification on the project site and sensitive biological resources. Additional mitigation measures were also recommended regarding pre-construction biological surveys, incorporation of additional measures to avoid and mitigate for impacts to special status species, and mitigating against potential impacts to existing drainage features. Their comments and recommendations were addressed in the MND and incorporated into the MMRP.

37. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

38. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned

will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

39. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

F. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.

G. The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

H. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

Regarding the Variance:

A. Because of the special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

B. The adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

C. Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

D. The adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No.201200144 and Variance No. 201200004, subject to the attached conditions.

ACTION DATE: June 17, 2015

MKK:aaa

5/26/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201200144
VARIANCE NO. 201200004

PROJECT DESCRIPTION

The project is to construct a new single-family residence, with a bed and breakfast establishment, on a hillside parcel located at 1832 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area of the parcel is 3.06 acres. The subject property is zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) and the parcel falls within the 50-foot vertical protected area of a designated significant ridgeline per the Santa Monica Mountains North Area Community Standards District (CSD). The Project is 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 ("Regional 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 Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 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 22.60.260 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 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 ten days of the filing make an initial deposit with Regional 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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **The grant term for the conditional use permit shall terminate on May 20, 2045.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. 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.

10. 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 the sum of **$2400.00**. The deposit 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. The fund provides for **five (5) biennial (one every other year) inspections the first ten years and seven (7) triennial (one every third year) inspections thereafter.** Inspections shall be unannounced.

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

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

12. Within five (5) working days from the day after your appeal period ends **July 1, 2015,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.00** ($2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

15. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

16. 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 Chapter 22.56, Part 13 of the County Code.

17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

19. 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").

20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal

decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. 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, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **August 17, 2015.**

23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies 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.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – BED AND BREAKFAST ESTABLISHMENTS

24. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee.

25. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.

26. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guests in any calendar year.

27. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility.

28. There shall be one on-site parking space, which may be uncovered, served by an all weather driveway, for each guest room available for paying guests.

29. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – HILLSIDE MANAGEMENT ORDINANCE

30. Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Such open space may include undisturbed natural areas or other such areas.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the construction of one single-family residence with bed and breakfast accommodations on one parcel. The residence contains a maximum of five guest rooms, with one parking space provided per guest room. The building footprint for all structures and patio areas proposed is 6,464 square feet.

32. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space per guest room. The bed and breakfast use will provide five guest rooms, requiring five guest parking spaces. Due to the size of the residential property, consisting of an area greater than one acre, covered or designated parking does not need to be provided for the owner or lessee of the residence. If the permittee changes the operation of the bed and breakfast so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

33. At no time shall herbicides, pesticides, or rodenticides be used on any portion of the site, including any publicly dedicated trail easement, nor any operation, construction, or maintenance work performed by the County Parks and Recreation, the National Park Service, or other agency on such publicly dedicated trail easement.

34. The facility shall be operated as a non-smoking facility at all times throughout the entire site.

35. Any events held at the facility shall be restricted to residents and guests of the facility.

36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 10, 2014 to the satisfaction of said department.

37. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 22, 2014 to the satisfaction of said department.

38. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated December 3, 2014 to the satisfaction of the said department

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 3, 2014 to the satisfaction of the said department.

Attachments:
Mitigation Monitoring Program (pages 1-15)
Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

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

December 3, 2014

IN REPLY PLEASE
REFER TO FILE: LD-2

TO: Mi Kim
Zoning Permits West Section
Department of Regional Planning

Attention Adrine Arakelian

FROM: Art Vander Vis
Land Development Division
Department of Public Works

CONDITIONAL USE PERMIT (CUP) NO. 201200144
PROJECT NO. R2012-01555
1820 AND 1832 NORTH TOPANGA CANYON BOULEVARD
ASSESSOR'S MAP BOOK NO. 4434, PAGE 10, PARCEL NOS. 19 AND 20
UNINCORPORATED COUNTY COMMUNITY OF TOPANGA CANYON

We reviewed the site plan for the proposed project located at 1820 and 1832 North Topanga Boulevard in the unincorporated County community of Topanga Canyon. The project is for the construction of 2 new single-family residences that will each serve as a bed and breakfast establishment with 5 guest rooms each.

This project was initially reviewed as a plot plan for 2 new single-family residences. The grading for the two building pads and a shared driveway extending from Topanga Canyon Boulevard to the proposed buildings was completed based on grading plans GR 0304180002 and GR 0604170004, but due to changes in the scope of the project and the design of the buildings, the final precise grading has not been approved. An egress/ingress easement, 30 feet wide, has been recorded between the two properties to allow access through the shared driveway (Instrument Nos. 20072277297 and 20072277298). A portion of the shared driveway (from Topanga Canyon Boulevard to first building located on parcel 20) has also been constructed/paved within the limits of this easement.

The scope of the project and the design of the two buildings have been modified to include bed and breakfast use. The addition of bed and breakfast use initiated a CUP review. To accommodate changes in the design of the buildings, additional grading is required. The proposed grading, which includes 500 cubic yards of cut and 500 cubic yards of fill, will be balanced on site and is for the grading modifications to the building pads and the extension of the shared driveway to the 2 new single-family residences.

☒ Public Works recommends approval of this CUP.

☐ Public Works does **NOT** recommend approval of this CUP.

Upon approval of the site plan, we recommend the following conditions. Comply with these conditions or as otherwise modified by Public Works:

1. Road

    1.1 The driveway shall be restricted to right-turn ingress and egress only. Install applicable signs restricting vehicular access onsite and within the road right of way to the satisfaction of Caltrans and Public Works. Installation of any road signs or markings within the right of way will require signing and striping plans to be reviewed and approved by Caltrans.

    1.2 Submit signing and striping plans to Caltrans for review and approval prior to the issuance of any grading or drainage permits. Installation of any signs within the road right of way will require Caltrans' approval.

    For questions regarding the road conditions, please contact Teni Mardirosian of Public Works' Land Development Division at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

2. Grading

    2.1 Submit a drainage and grading plan to Public Works for review and approval. The drainage and 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 water quality devices, and Low-Impact Development features if applicable. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.

2.2 Provide a covenant and/or easement as applicable for any off-site grading work between the two properties, to the satisfaction of Public Works. It is the sole responsibility of the property owner to obtain any off-site covenants and/or easements to the satisfaction of Public Works.

2.3 Agency/regulatory permits or letters of nonjurisdiction may be required prior to grading plan approval.

2.4 Provide the latest hydrology study upon submission of the grading plan.

2.5 Conform with applicable Low-Impact Development requirements to the satisfaction of Public Works.

2.6 Provide a maintenance agreement for all privately maintained drainage devices, slopes, and other facilities to the satisfaction of Public Works.

For questions regarding the grading conditions, please contact Mrs. Mardirosian at (626) 458-4910 or tmardirosian@dpw.lacounty.gov.

3. Water

3.1 Comply with all the requirements listed on the attached Will Serve letter from the Los Angeles County Water District dated October 1, 2014, to the satisfaction of Public Works.

For questions regarding the water condition, please contact Massoud Esfahani of Land Development Division at (626) 458-4910 or mesfahan@dpw.lacounty.gov.

4. Drainage

4.1 Prior to issuance of building permits, a drainage and grading plan must be approved by Public Works to comply with the approved hydrology study dated July 10, 2014, to the satisfaction of Public Works or the latest approved revision if the infiltration rate differs from the approved hydrology study.

For questions regarding the drainage condition, please contact Toan Duong of Land Development Division at (626) 458-4921 or tduong@dpw.lacounty.gov.

5. Building and Safety

5.1 Submit plans to Public Works' Building and Safety Division, Calabasas District office, for review and permit issuance.

For questions regarding the building and safety condition, please contact Clint Lee of Public Works' Building and Safety Division at (626) 458-3154 or cllee@dpw.lacounty.gov.

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

TM:tb
P:\ldpub\SUBPCHECK\Plan\CUP\CUP 201200144\TCUP 201200144\14-09-03 Submittal\Project R2012-01656 CUP201200144 1820 and 1832.docx

Attach.

LOS ANGELES COUNTY WATERWORKS DISTRICTS *

P. O. Box 1460
Alhambra, CA 91802
Telephone: (626) 300-3306

260 East Avenue K-8
Lancaster, CA 93535
Telephone: (661) 942-1157

23533 Civic Center Way
Malibu, CA 90265
Telephone: (310) 317-1388

TO:

☒ Los Angeles County
Department of Health Services
Environmental Health: Mtn. & Rural/
Water, Sewage & Subdivision Program
5050 Commerce Drive
Baldwin Park, CA 91706-1423

☒ Los Angeles County
Department of Public Works
Building & Safety Division

☒ Los Angeles County
Fire Department

☐ City of Lancaster
Building Department
44933 N. Fern Ave.
Lancaster, CA 93534

☐ City of Malibu
Building Department
23815 W. Stuart Ranch Rd.
Malibu, CA 90265

☐ City of Palmdale
Building Department
38300 N. Sierra Hwy.
Palmdale, CA 93550

RE: 1820 & 1832 N. Topanga Canyon Blvd. (Address) | Topanga (City) | 90290 (Zip Code)

APN 4434-010-019 & 020
Assessor's Parcel Number

Los Angeles County Waterworks District No. 29, Malibu
***Will serve* water to the above *single lot* properties subject to the following:**

☐ Annexation of the property into Los Angeles County Waterworks District is required. Water service to this property will not be issued until the annexation is completed.

☒ The appropriate connection fees have not been paid to Waterworks Districts.

☐ The appropriate connection fees have been paid to Waterworks Districts.

☒ Water system improvements will be required to be installed by the developer subject to the requirements set by the Fire Department and the District.

☒ The service connection and water meter serving the property must be installed in accordance with Waterwork's District standards.

☐ The property has an existing service connection and water meter.

☒ Public water system and sewage disposal system must be in compliance with Health Department separation requirements.

☐ A portion of the existing fronting water main may be required to be replaced if the water service tap cannot be made or if damage occurs to the water main.

☐ Property may experience low water pressure and / or shortage in high demand periods.

☐ The District CAN NOT serve water to this property at this time.installed by others.

☒ Existing water main is located on the west side of the street, owner needs to extend/install water main to the east side of the street and install required water system facilities (boring under the state highway is required).

By: Tom Eng (Signature) | Tom Eng (Print Name) | (626) 300-3355 (Phone Number) | 10-1-14 (Date)

Rev. 03/05

THIS WILL SERVE LETTER WILL EXPIRE ONE YEAR AFTER THE DATE OF ISSUANCE.

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

REVISED CONDITIONS: Supersedes Fire Dept. Conditions Dated August 26, 2014

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

CONDITIONS OF APPROVAL – ACCESS

1. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders. The Fire Department vehicular access is to be within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1

2. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.

3. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4

4. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.

5. The required 20 foot wide driving surface shall be increased to 26 feet when fire hydrants are required. The 26 -foot width shall be maintained for a minimum of 25 linear feet on each side of the hydrant location.

6. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1

7. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

8. Fire Department vehicular access roads shall be provided with a 32 foot centerline turning radius. Fire Code 503.2.4

9. The gradient of Fire Department vehicle access roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7

10. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE". Signs shall have a minimum 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, as required by the Fire Inspector. Fire Code 503.3

11. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1

12. Approved building address numbers, building numbers or approved building 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 minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL - WATER

1. All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal.

2. The required fire flow for the public fire hydrant for this development at this location is 2000 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand. Two (2) fire hydrants flowing simultaneously may be used to achieve the required fire flow.

Reviewed by: Wally Collins Date: September 10, 2014

3. The required fire flow for the private on-site fire hydrant is 1250 gallons per minute at 20 psi for duration of 2 hours, over and above the maximum daily domestic demand.

4. The proposed project requires the installation of one (1) public fire hydrant and one (1) private on-site fire hydrant.

5. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4

6. All private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1

   - Plans showing underground piping for private on-site fire hydrant shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7

7. Per the building code, all single family residential unit, including the storage shed and bath house, are required to have an automatic fire sprinkler system installed.

Additional Information:

1. Once the project has been cleared by the County of Los Angeles Planning Commission, submit a minimum of three (3) copies of the water plan indicating the installation of the public fire hydrant on Topanga Canyon Road to the Department's Land Development Unit for review.

2. The building plans shall be submitted to the Department's Calabasas Fire Prevention Office for building plan check review. The phone number to the Calabasas Office is (818) 880-0341.

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2012-01555 MAP DATE: September 2, 2014

LOCATION: 1820 & 1832 North Topanga Canyon Road, Topanga

3. Once the project has been cleared by the Department's Land Development Unit, the fire protection system plans for the fire sprinkler system and the installation of the on-site private fire hydrant shall be submitted to the Department's Commerce Fire Prevention Office for fire protection system plan check review. The phone number to the Commerce Fire Prevention Office - Fire Sprinkler Unit is (323) 890-4243.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

Reviewed by: Wally Collins Date: September 10, 2014

COUNTY OF LOS ANGELES
Public Health

CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 22, 2014

TO: Adrine Arakelian
Regional Planning Assistant II
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, MPA (M.T)
Environmental Health Division
Department of Public Health

SUBJECT: CUP CONSULTATION
PROJECT NO. R2012-01555/RCUP 201200144
Bed and Breakfast Project
1820-1832 N. Topanga Blvd., Topanga

☒ Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health has reviewed the information provided for the project identified above. The project proposal is to construct two new single story residences, each with a bed and breakfast establishment, over two contiguous hillside parcels by the same persons and under the same ownership. The Department has no objection to the approval of the CUP project contingent upon the project's compliance with the following conditions:

Drinking Water Program

The Drinking Water Program recommends approval of this CUP with the following condition:

Prior to public hearing, the applicant shall provide a current "Will Serve" letter from an approved water system/company attesting that potable water will be provided to the proposed project.

For questions regarding the above condition, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or e-mail rlavin@ph.lacounty.gov or ebraganza@ph.lacounty.gov.

Recreational Water Program

The Recreational Water Program recommends approval of this CUP with the following condition:

The applicant shall comply with all Public Health requirements relating to the construction of the proposed swimming pool and spa. The applicant shall obtain project review approval prior to construction of the swimming pool and spa.

For questions regarding this condition, please contact the Recreational Water Program at (626) 430-5360.

Land Use Program

The Land Use Program recommends approval of this CUP contingent upon the following conditions:

The Land Use Program (the Program) has reviewed the report submitted for the above referenced project by Subsurface Designs Inc. dated January 28 and 29, 2013, for 1820 and 1832 N. Topanga Canyon Blvd., respectively. The data submitted tend to support a premise that the above referenced sites can support the installation of Onsite Wastewater Treatment Systems (OWTS) for the proposed use. Therefore, the Program has no objection to the approval of the CUP project contingent upon the following provisions:

1. Prior to the construction of the proposed buildings, storage and other structures, pool, spa and installation of the OWTS, the applicant shall complete a feasibility report in accordance with the requirements specified in the document titled, *"The Professional Guide to Requirements and Procedures for OWTS"* to include the present and 100% future expansion dispersal systems and shall submit to the Program (Calabasas office) for review and final approval.

During the review of submitted documents, the following discrepancies were noticed. Please make necessary corrections and incorporate all corrections into the feasibility report and submit to the Program for review and approval.
Note: The consent expressed herein is intended for the CUP project and does not authorize any land development, construction of any buildings or installation of OWTS. This review does not encompass all aspects of the land development review process. Therefore, additional corrections may arise during the project review for construction.

• The feasibility reports prepared by Subsurface Designs Inc. do not indicate the proposed "Bed & Breakfast" lodging use. The proposed OWTS shall be designed according to the intended use.
Note: The required size and capacity of the proposed OWTS shall be determined based on the factors including fixture unit count, number of rooms, visitors, employees, parking spaces, the type of food facilities and number of customers and meals served in each room, etc., either individually or in combination of one, two or more factors, whichever method results in the largest system capacity and in accordance with Table K-2 and K-3 of Appendix K of the Plumbing Code and requirements established by the Program.
Note: No OWTS, or part thereof, shall be located in any lot other than the lot that is the site of the building or structure served by such OWTS.

• The areas that have been graded previously are not identified. No dispersal system (Seepage pits) shall be located within fill.

• Groundwater monitoring has not been performed as required. The groundwater shall be monitored once the boring has been made and at least twice within the ensuing 5 days (once on 2nd day and once on 5th day).

• The percolation tests performed are not in conformance with the requirements established by the Program. The required data regarding the fill-up intervals, the volume of water metered in at each fill-up and depth to water readings prior to each fill-up has not been collected.

2. If due to the development, unforeseen geological limitations, required setbacks to oak trees, watercourse and surface/ground water concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this consent shall be deemed void.
Note: Any future grading in the area where test borings are located may nullify the data that provided a basis for this consent. Moreover, any changes to the configuration of the proposed sewage disposal system shall render this consent void,
Note: If a public sewer connection becomes available within 200 feet of any part of the proposed building or exterior drainage prior to the installation of OWTS, all future wastewater drainage and piping shall be connected to such public sewer.

3. The applicant shall contact the Los Angeles Regional Water Control Board and file necessary documentation for a Waste Discharge Permit in order to obtain authorization prior to the commencement of the development.

For questions regarding the above section, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or e-mail eedwards@ph.lacounty.gov or vbanada@ph.lacounty.gov.

Housing and Institutions Program

The project shall comply with all Public Health requirements relating to the operation of bed and breakfast establishments. Each proposed bed and breakfast establishment must be issued a Public Health License to operate by this Department prior to operation.

For questions regarding the above condition, please contact the Housing and Institutions Program at (626) 430-5590.

For any other questions regarding this report, please feel free to contact me at (626) 430-5382 or at mtsiebos@ph.lacounty.gov.

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
Russ Guiney, Director
John Wicker, Chief Deputy Director

December 3, 2014

Sent via e-mail: aarakelian@planning.lacounty.gov

TO: Adrine Arakelian
Department of Regional Planning

FROM: Kathline J. King – Chief of Planning
Planning and Development Agency

+ king

SUBJECT: **COUNTY PROJECT NO. R2012-01555**
CONDITIONAL USE PERMIT NO. RCUP 20120-0144
CARRIE L. AND WILLIAM CARRIER

The Department of Parks and Recreation (Department) has completed the review of the application and site plan for proposed development of two Bed and Breakfast structures on two (2) contiguous parcels (APN 4434-010-020 & APN 4434-010-019) totaling approximately 6.8 acres located respectively at 1820 & 1832 N. Topanga Canyon Blvd., Topanga, CA 90290. The Department is requiring recordation of a fifteen (15) foot wide trail easement centered primarily upon an existing dirt trail, as shown on page three within Exhibit "A" Trail Map for the National Park Service (NPS), "Santa Maria Canyon Trail."

The Department requests that the Department of Regional Planning include the following conditions as part of the conditional use permit:

Trail Easement Recordation Conditions

1. Prior to issuance of grading permit(s), the Applicant shall:

    a. Dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking, and equestrian) trail easement for purposes of the NPS Santa Maria Canyon Trail. The trail easement dedication document and the plat map and legal description shall be attached and submitted to the Department for review and acceptance on behalf of the NPS.

    b. Dedications and the following language (in exact form) must be shown for the trail dedication in the easement document:

    "We hereby dedicate to the County of Los Angeles a fifteen (15) foot wide multi-use (hiking, mountain biking and equestrian) easement for purposes of the "Santa Maria Canyon Trail," as shown on Exhibit "A" Trail Map. Full public access shall be provided in perpetuity within the multi-use trail easement."

c. Collaborate with the Department's trail-planner to:
   i. Confirm accurate trail alignment.
   ii. Draft template easement document.
   iii. Review and approve easement recordation documents.

Rationale for the Trail Conditions

This trail easement requirement for the "Santa Maria Canyon Trail" is consistent with the National Park Service (NPS) Trail Plan for the Santa Monica Mountains, will provide public access (connectivity) to existing adjacent NPS trails, and is consistent with the Department's policy pertaining to inter-jurisdictional cooperation and collaborative efforts.

For any questions concerning trail alignment, conditions of trail approval, or to request a site visit, please contact Robert Ettleman, Park Planner, at (213) 351-5134 or rettleman@parks.lacounty.gov

RE:JY/ RCUP2012-00144/ Revised Site Plan, Topanga Community

c: Parks and Recreation: (N. E. Garcia, K. King, J. Yom, F. Moreno, R. Ettleman)
National Park Service: (M. Beck)

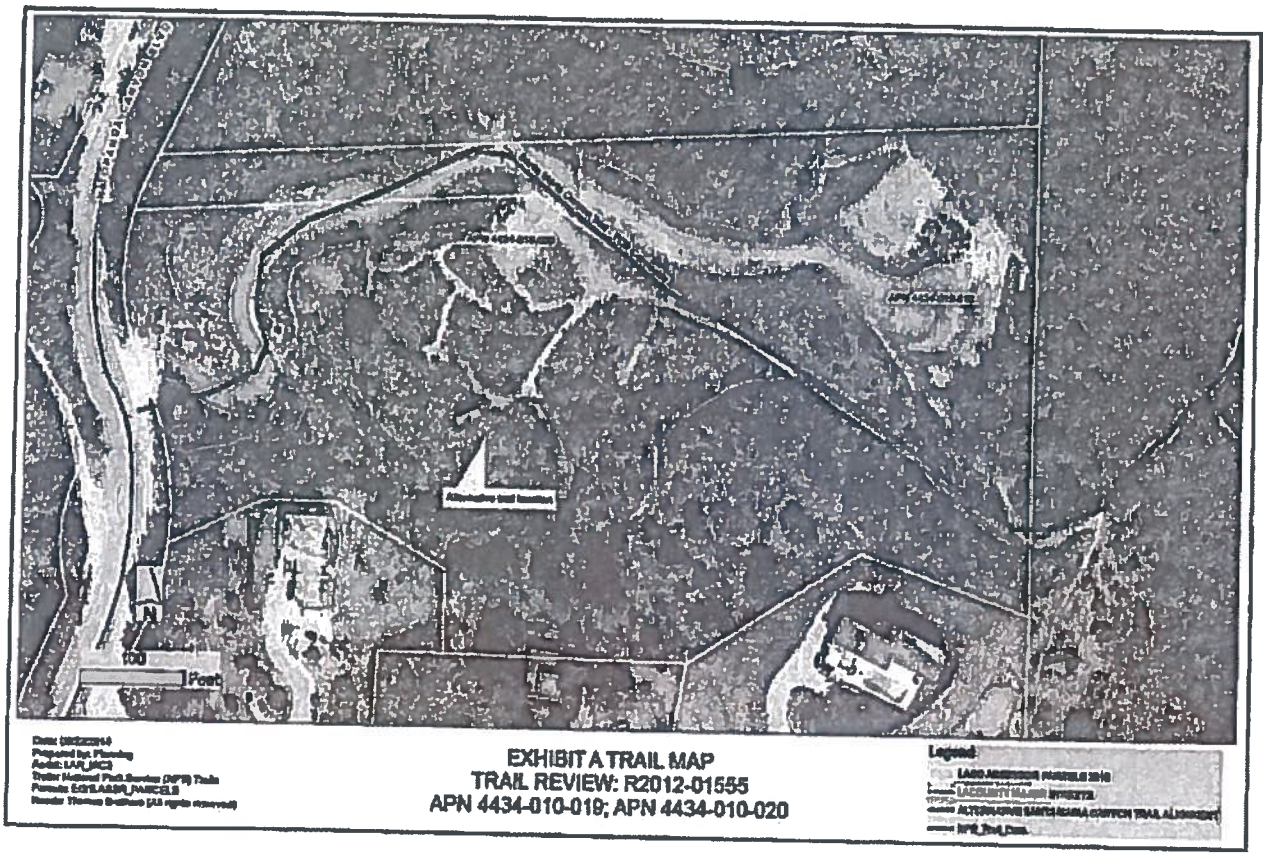


EXHIBIT A TRAIL MAP
TRAIL REVIEW: R2012-01555
APN 4434-010-019; APN 4434-010-020

DRAFT FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201500066

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on May 20, 2015 in the matter of Project No. R2015-01555, consisting of Conditional Use Permit No. 201200144 ("CUP"), and Variance No. 201200004 ("Variance"). (The CUP and Variance are referred to collectively as the "Project Permits.")

2. A duly-noticed public hearing was held on May 20, 2015 before the Commissioners. Commissioners Valadez, Louie, Pincetl, Pedersen, and Modugno were present. The Commission heard a presentation from Regional Planning and testimony from the permittee and members of the public. The permitee testified to the residential character of the design, the aesthetics, the minimal impact of the project, the sustainable elements of the project, the small-scale family run nature of the establishment, rules of the bed and breakfast requiring quiet time and no smoking, and answered questions presented by the Commission. Project opponents expressed concerns about noise, fire safety, the number of guests, traffic safety, impacts on trails, the transient occupants of the proposed bed and breakfast establishment, aesthetic concerns, water usage, operations, effect on property values, and proliferation of commercial uses in the area. After hearing all the testimony, the Commission requested that two separate CUPs be applied for to regulate operation of the bed and breakfast establishments on the two separate properties. The Commission then continued the public hearing to June 17, 2015.

3. The project was modified to include two separate CUP applications for a bed and breakfast establishment on two separate contiguous properties under the same ownership. CUP No. 201200144 is a request for a bed and breakfast establishment located at 1832 N. Topanga Canyon Blvd. CUP No. 201500066 is a request for a bed and breakfast establishment located at 1820 N. Topanga Canyon Blvd.

4. The permittee, William and Carrie Carrier ("permittee"), request the CUP to authorize the construction of one single-family residence with a bed and breakfast establishment ("Project") on a property located at 1820 N. Topanga Canyon Blvd in the unincorporated community of the Santa Monica Mountains north area ("Project Site").

5. The CUP is a request to establish a bed and breakfast in the single-family residence proposed in the A-1-5 (Light Agriculture – 5 Acre Minimum Required Area) Zone of the Santa Monica Mountains North Area pursuant to Los Angeles County Code ("County Code") section 22.44.133.E. The CUP request is also to establish residential buildings on one of two adjoining properties under the same ownership with slopes of 25 percent and greater existing on site pursuant to the hillside management provisions of County Code section 22.56.215.

6. The Project Site is 5.62 gross acres in size and consists of one legal lot. The Project Site is irregular in shape with gentle to steeply sloping topography and is undeveloped.

7. The Project Site is located in the Malibu Zoned District and is currently zoned A-1-5.

8. The Project Site is located within the N5-Mountain Lands 5 (1 dwelling unit per 5 acres) land use category of the Santa Monica Mountains North Area Land Use Policy Map.

9. Surrounding Zoning within a 500-foot radius includes:

   North: A-1-5, O-S (Open Space), C-2 (Neighborhood Business)
   South: R-1-1 (Single-Family Residence -1 Acre Minimum Required Area), R-1-5 (Single-Family Residence -5 Acre Minimum Required Area
   East: A-1-5, O-S
   West: C-2, A-1-5

10. Surrounding land uses within a 500-foot radius include:

    North: Undeveloped privately owned property, recreational open space
    South: Single-family residences
    East: Undeveloped privately owned property, recreational open space
    West: Commercial retail establishment

11. The Project Site was rezoned from R-1-12,000 to A-1-5 in 2002. The site has remained undeveloped with the exception of approved grading activities performed for the building pad and the driveway access. In 2004 Plot Plan 2004-00123 was approved for grading and construction of a single-family residence on 1820 N. Topanga Blvd. Grading permit GR0604170004 was approved for the grading previously performed.

12. The site plan for the Project depicts a 5.62 acre parcel. The project proposes a 5,941 square foot two-story residence and bed and breakfast with five guestrooms located in the main residential structure. One parking space is provided per guestroom for a total of five guest parking spaces. The parcel will also contain a 798 square foot guest house. There is 564 square feet of total patio space. Ingress and egress to the Project Site is provided by one 20-foot wide driveway off N. Topanga Canyon Blvd. The driveway is shared with the adjoining property, 1832 N. Topanga Canyon Blvd., also owned by the permittee.

13. The Project Site is accessible via N. Topanga Canyon Blvd to the west. A condition requiring signage limiting site ingress and egress to right-turn only has been requested by the County Department of Public Works to mitigate against any potential traffic impacts.

14. The Project will provide one guest parking space for each guestroom associated with the bed and breakfast. The main residential structure will have five guestrooms with five total guest parking spaces provided.

15. Prior to the Commission's public hearing on the Project, the permittee performed public outreach with community groups and residents in the area. The permittee provided project details and offered to meet with anyone who expressed such interest to address concerns brought forward. The permittee also erected story poles prior to the public hearing to demonstrate the height and massing of the proposed structures.

16. The County Departments of Fire, Public Health, Parks and Recreation, and Public Works were consulted and provided comments and recommendations. The Fire Department asked for the provision of two fire hydrants, one public hydrant along Topanga Canyon Boulevard and another private one, in addition to requirements for vehicular access and automatic fire sprinklers.

    Parks and Recreation asked for the dedication of a 15-foot wide, multi-use trail easement linking Topanga Canyon Blvd. to the National Parks Service (NPS) trail (Santa Maria Canyon) as a condition of project approval. There is an existing foottrail through the Project site historically accessed by the public to connect to the NPS trails system. NPS requested that public access to the trail system from Topanga Canyon Blvd. be maintained, thus Parks and Recreation requested the trail dedication.

    Public Health will review the septic system feasibility report for their requested corrections to percolation tests among other corrections required. Public Works asked for signage limiting ingress and egress to right-turn only, as well as grading plans, compliance with LID requirements, and a hydrology study.

17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") is the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

18. Prior to the Commission's public hearing, the Department of Regional Planning staff received several email inquiries about the project, some sharing concerns regarding the project's potential impact on local trail usage, fire safety, and potential future uses of the properties for wedding events or as an adult sober living facility. In total, staff received two phone calls and two letters stating concerns regarding the project. Staff addressed the concerns by drafting appropriate conditions. Staff also received 14 letters in support of the project referring to the environmental concerns and local

involvement of the applicant. Additionally, on the morning of the public hearing staff forwarded to the Commission, 15 letters of opposition and 1 additional letter of support.

19. The Commission finds that the Project is consistent with the Santa Monica Mountains North Area Plan designation, N5 - Mountain Lands 5 land use category which allows a density of one dwelling unit per five acres. This designation is intended for low density development such as single family housing, retreats, agriculture, campgrounds, bed and breakfast lodgings, and other local commercial and public facilities. The proposed residence with a bed and breakfast establishment is consistent with the intended character and permitted land uses of the underlying land use category.

20. The Commission finds that the Project is consistent with the A-1-5 zoning designation for the site. The building materials, square footage, heights, and yards meet and exceed the minimum requirements for the zone The subject property is zoned for single-family residential development with allowance for bed and breakfast uses. The proposed project is similar to the rural, low-density, single-family residential development in the area. The project fits into the site's topography with minimal additional grading proposed. The Project has been conditioned to address public safety concerns, including fire and traffic safety.

21. The Commission finds that the Project is consistent with standards set forth by the Santa Monica Mountains North Area Community Standards District (CSD). The project design and operation conditions address the standards for the CSD pertaining to the bed and breakfast uses proposed for the residences. The Project maintains a residential character to ensure compatibility with the low-density rural residential nature of development in the area.

22. The Commission finds that the Project is consistent with standards set forth by the Hillside Management Ordinance. Overall, 97 percent of the property is outside of the developed building footprint area. Project design and mitigation measures ensure conservation of biotic and natural resources to the greatest extent feasible. The developed footprint for the project is 7,663.5 square feet, or 3 percent of the total site area, meeting the requirement to maintain at minimum 70 percent of the site as undeveloped open space. The materials to be used for the project include earth-tone colored materials and native plants to blend the project into its context and ensure aesthetic compatibility with adjacent development. The Project proposes minimal additional grading beyond the existing graded building pads, as well as providing mostly native landscaping, and aiming to qualify for LEED platinum status through use of energy and water efficient features employing context sensitive and creative design features. To address public safety concerns, the Project will extend the water line across Topanga Canyon Blvd. to meet the project needs, provide adequate water flow and pressure, and through the provision of on-site and public fire hydrants will contribute to fire safety in the area. In addition, the Project has incorporated design adjustments to meet the Fire Department's concerns requiring automatic sprinklers and five-foot wide access paths around the perimeter of all structures.

23. The Commission finds that the Project is zoned for single-family residential with allowance for bed and breakfast uses through CUP approval. The use is not expected to generate significant new traffic in the area, can be served by the existing street network, and will contain the required parking. The project is also not expected to negatively impact local public services. The use proposes to build a septic system and has obtained a will-serve letter from the Los Angeles County Waterworks District. The Project is located near commercially zoned properties with neighborhood shopping facilities. Therefore the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the Santa Monica Mountains North Area Plan.

24. The Commission finds that the applicant has met the burdens of proof pursuant to Sections 22.56.040 and 22.56.215.Fof the County Code.

25. The Commission finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the conditional use permit to 30 years.

26. The Commission finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at libraries located in the vicinity of Topanga Canyon community. On April 8, 2015, a total of 53 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as 11 notices to those on the courtesy mailing list for the Malibu Zoned District and to any additional interested parties.

27. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.

28. The MND for the project was submitted to the State Clearinghouse and distributed for review by public agencies from December 10, 2014 to January 8, 2015. Comments were received from the California Department of Fish and Wildlife (CDFW) requesting additional information on the impacts of fuel modification on the project site and sensitive biological resources. Additional mitigation measures were also recommended regarding pre-construction biological surveys, incorporation of additional measures to avoid and mitigate for impacts to special status species, and mitigating against potential impacts to existing drainage features. Their comments and recommendations were addressed in the MND and incorporated into the MMRP.

29. The Commission finds that the MMRP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential

adverse impacts to the environment from the Project. The Commission further finds that the MMRP's requirements are incorporated into the conditions of approval for this Project, and that approval of this Project is conditioned on the permittee's compliance with the attached conditions of approval and MMRP.

30. After consideration of the MND and MMRP, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Commission.

31. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional 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 Zoning Permits West Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

A. The proposed use with the attached conditions will be consistent with the adopted General Plan for the area.

B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will 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 or general welfare.

C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

E. The proposed project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard.

F. The proposed project is compatible with the natural, biotic, cultural, scenic and open space resources of the area.

G. The proposed project is conveniently served by (or provides) neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan.

H. The proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of Commission as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and

2. Approves Conditional Use Permit No. 201500066, subject to the attached conditions.

ACTION DATE: June 17, 2015

MKK:aaa

5/26/15

c: Each Commissioner, Zoning Enforcement, Building and Safety

DRAFT CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2012-01555-(3)
CONDITIONAL USE PERMIT NO. 201500066

PROJECT DESCRIPTION

The project is to construct one new single-family residence, each with bed and breakfast establishments, on two contiguous hillside parcels under the same ownership, located at 1820 N. Topanga Canyon Blvd in the unincorporated north area of the Santa Monica Mountains. The total gross area for the parcel is 5.62 acres. The subject property is zoned A-1-5 (Light Agriculture – 5 Acre Minimum Required Area).The Project is 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 ("Regional 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 Nos. 10, 12, and 15. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, 9, and 12 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 22.60.260 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 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 ten days of the filing make an initial deposit with Regional 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 Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

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

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

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.

7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.

8. **This grant shall terminate on May 20, 2045**. Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

9. 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.

10. 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 the sum of **$2400.00**. The deposit 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. The fund provides for **five (5) biennial (one every other year) inspections the first ten years and seven (7) triennial (one every third year) inspections thereafter.** Inspections shall be unannounced.

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

11. Prior to the issuance of any building permit(s), the permittee shall remit all applicable library facilities mitigation fees to the County Librarian, pursuant to Chapter 22.72 of the County Code. The permittee shall pay the fees in effect at the time of payment, pursuant to Section 22.72.030. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The permittee shall provide proof of payment upon request from Regional Planning.

12. Within five (5) working days from the day after your appeal period ends **July 1, 2015,** the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently **$2,285.00** ($2,210.00 for a Negative Declaration or Mitigated Negative Declaration plus $75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring Program ("MMP"), which are incorporated by this reference as if set forth fully herein.

14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring Program ("MMP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the

Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

15. The permittee shall deposit an initial sum of $6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.

16. 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 Chapter 22.56, Part 13 of the County Code.

17. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.

18. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.

19. 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").

20. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

21. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

    In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

22. 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, **three (3) copies of** a modified Exhibit "A" shall be submitted to Regional Planning by **August 17, 2015**.

23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies 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.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – BED AND BREAKFAST ESTABLISHMENTS

24. The facility shall be operated and maintained by the owner or lessee of the property, and it shall constitute the primary residence of the owner or lessee.

25. The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.

26. Stays for any paying guest shall not exceed 14 consecutive days and shall be not more than 30 days for such guests in any calendar year.

27. Kitchens and other cooking facilities shall be prohibited in any guest room within the facility.

28. There shall be one on-site parking space, which may be uncovered, served by an all weather driveway, for each guest room available for paying guests.

29. Serving or consumption of food or beverages, including alcoholic beverages, shall be restricted to residents and guests of the facility. No restaurant or similar activity that is open to the general public shall be permitted.

PERMIT SPECIFIC CONDITIONS - CONDITIONAL USE PERMIT – HILLSIDE MANAGEMENT ORDINANCE

30. Open space shall comprise not less than 70 percent of the net area of a residential development in a nonurban hillside management area. Such open space may include undisturbed natural areas or other such areas.

PROJECT SITE SPECIFIC CONDITIONS

31. This grant shall authorize the construction of one single-family residence with bed and breakfast accommodations on one parcel. The residence contains a maximum of five guest rooms, with one parking space provided per guest room. The building footprint for all structures and patio areas proposed is 7,663.5 square feet.

32. The permittee shall provide parking as required by the County Code, calculated at a parking ratio of one parking space per guest room. The bed and breakfast use will provide five guest rooms, requiring five guest parking spaces. Due to the size of the residential property, consisting of an area greater than one acre, covered or designated parking does not need to be provided for the owner or lessee of the residence. If the permittee changes the operation of the bed and breakfast so as to require less parking than the minimum requirement, the permittee may submit an application for a Revised Exhibit "A" within 90 days of such occurrence.

33. At no time shall herbicides, pesticides, or rodenticides be used on any portion of the site, including any publicly dedicated trail easement, nor any operation, construction, or maintenance work performed by the County Parks and Recreation, the National Park Service, or other agency on such publicly dedicated trail easement.

34. The facility shall be operated as a non-smoking facility at all times throughout the entire site.

35. Any events held at the facility shall be restricted to residents and guests of the facility.

36. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated September 10, 2014 to the satisfaction of said department.

37. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated September 22, 2014 to the satisfaction of said department.

38. The permittee shall comply with all conditions set forth in the attached County Parks and Recreation Department letter dated December 3, 2014 to the satisfaction of the said department

39. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated December 3, 2014 to the satisfaction of the said department.

Attachments:
Mitigation Monitoring Program (pages 1-15)
Fire Department Letter dated September 10, 2014
Public Health Department Letter dated September 22, 2014
Parks and Recreation Department Letter dated December 3, 2014
Public Works Department Letter dated December 3, 2014

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 17, 2015

TO: Pat Modugno, Chair
Stephanie Pincetl, Vice Chair
Esther L. Valadez, Commissioner
David W. Louie, Commissioner
Curt Pedersen, Commissioner

FROM: Adrine Arakelian
Zoning Permits West Section

Project No. R2012-01555- Conditional Use Permit No. 201200144- Conditional Use Permit No. 201500066 – Variance No. 201200004 - RPC Meeting: June 17, 2015 - Agenda Item: 6

Please find enclosed a letter sent by Luna & Glushon Attorneys. Their original letter dated May 18, 2015 was forwarded to the Commission on the May 20, 2015 hearing date.

Additionally, one letter in support and one in opposition were also received subsequent to the hearing package submitted to the Regional Planning Commission on June 4, 2015.

LUNA & GLUSHON

ATTORNEYS

16255 VENTURA BOULEVARD, SUITE 1016
ENCINO, CALIFORNIA 91436
TEL: (818) 907-8755
FAX: (818) 907-8760

Century City Office
1801 Century Park East, Suite 2400
Los Angeles, CA 90067

June 15, 2015

VIA EMAIL: aarakelian@planning.lacounty.gov

Los Angeles County Regional Planning Commission
Pat Modugno, Chair
Esther L. Valadez
David W. Louie
Stephanie Pincetl, Vice Chair
Curt Pedersen

Re: Project Number R2012-01555; Variance No. 201200004;
Conditional Use Permit Nos. 201200144 and 201500066;
Environmental Assessment No. 201200263
1820 & 1832 N. Topanga Blvd

Dear Commissioners:

As you are aware, our firm represents the Arteique/Deerhill Neighbors Coalition ("Neighbors") which include local residents and owners of properties in the neighborhood impacted by the proposed bed and breakfast facilities on two parcels of land ("Project"). This case was continued to June 17, 2015 and staff was instructed to provide separate Conditional Use Permit ("CUP") numbers for each of the two parcels.

With due respect to planning staff, the CUPs and Variance should be denied by the Commission for the reasons set forth in our prior letter dated May 18, 2015 and based on the evidence presented at the initial public hearing as supplemented at the June 17th hearing. The findings proposed by staff are not supported by substantial evidence as required by law.

The County's own zoning code does not allow a Bed and Breakfast use in the Agricultural zone. Such use is only allowed by a "**discretionary**" CUP in the Santa Monica Mountains North Area Community Standards District.

Here, the evidence does not support the required legal findings nor the intent of a benign, non-impactful B&B use in one single-family home. In this case, one owner is requesting you to approve **two B & Bs** including a Variance on one of the parcels that has not been sufficiently justified in terms of an alternative that would conform with the important ridgeline protections.

Here, the applicant acquired the subject properties with the knowledge of the ridgeline ordinance and any claimed difficulties in development. It is not the County's responsibility to provide a "Variance" so someone can build a commercial use that is more profitable than a single family residential use. At most, any "Variance" should be considered for only a single family home that is limited in size and location on the purported existing graded pad that is compatible with surrounding single family homes as to size and use.

The potential cumulative impact of two B&B's next to each other creating a mini hotel is clearly inconsistent with the residential character of the surrounding neighborhood. The surrounding neighborhood is made up of single family homes with permanent residents who are vested in their neighborhood and community.

In addition, as set forth in greater detail in our prior letter, the proposed Mitigated Negative Declaration ("MND") is inadequate as a matter of law in that it fails to identify and/or analyze, and fully mitigate all potential significant impacts.

The Neighbors ask the Commission to deny the CUP and make the following proposed alternative findings:

Conditional Use Permit - Code Section 22.56.040

A-1. *The proposed Project will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area.*

The proposed Project which include two Bed and Breakfast uses would create a hotel "commercial" use that is not consistent with the residential character of the neighborhood and would not enhance the health, peace and comfort of people in the community. Based on the evidence presented, the proposed Project would have an adverse and detrimental impacts on people in the community including noise, traffic and related impacts from a more intensive use than intended by the Code.

A-3. *The proposed Project will jeopardize, endanger or otherwise constitute a menace to the public health or general welfare.*

For the reasons set forth above, this finding is not supported by substantial evidence in particular, the intensive use of two B&B's at this location.

C. *The proposed site is not adequately served by highways or streets of sufficient widths, and improved as necessary to carry the kind and quantity such use would generate by other public or private service facilities as required.*

For the reasons set forth above, this required finding is not supported by substantial evidence. In particular, the evidence presented shows that the posting of a "No Left Turn" signage, as recommended, would result in vehicles being forced to make unsafe turnarounds on Topanga Canyon, a major highway.

Variance Findings (Non-Compliance with Ridgeline Ordinance)

A. *The circumstances applicable to this property are not exceptionally different than the surrounding properties.*

The applicant purchased two properties that they are attempting to convert into a "quasi" commercial hotel use that includes development that does not comply with the County's ridgeline ordinance. This ordinance is applicable to all neighboring properties. There are no exceptional circumstances for the subject property. The applicant can develop the south parcel without violating the ridgeline ordinance. Even if special circumstances did exist, that might support a Variance grant for a single-family home use, not a commercial Bed and Breakfast use.

B. *A Variance is not necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.*

A Variance is not necessary for applicant to develop the site in the manner as has been developed by other owners on property in the same zone and vicinity. The applicant can develop the site with single family homes without a Variance.

C. *The granting of a Variance will be materially detrimental to the public welfare and will be injurious to other property or improvements in the same vicinity and zone.*

As set forth above, the evidence presented shows that having two Bed and Breakfasts on adjacent lots would likely result in materially detrimental impacts from a greater intensity of commercial hotel-like use that be injurious to other single family home properties and uses in the same vicinity and zone.

THE MND FINDINGS

The MND fails to identify and/or adequately analyze potential significant impacts of the proposed Project including noise, traffic, land use planning, aesthetics, public services and cumulative impacts. The evidence supports a "fair argument" that the proposed Project would have potential significant adverse impacts not adequately addressed in the MND.

The proposed Project is much more than just a low-impact "Bed and Breakfast facility". The size and scope of 10 guest rooms on two lots would create a use that does not conform to the **residential character** of the area. Approval of a CUP would create a dangerous precedent resulting in more commercial hotel-like uses in this tranquil Topanga Canyon/Santa Monica Mountains National Park Recreation Area. Approval of a Variance would result in others seeking to avoid compliance with the Ridgeline Ordinance.

For all the foregoing reasons, this Commission should deny this Project or, alternatively, require further environmental review by an environmental impact report.

Very truly yours,

LUNA & GLUSHON

ROBERT L. GLUSHON

Stacy Sledge
19611 Valley View Drive
Topanga, CA 90290

Re: Project # R2012-01555

Dear Commissioners,

Thank you for this opportunity. My name is Stacy Sledge. I have been a Topanga resident for 15 years, and serve on a dozen Topanga non-profit organizations and committees that address local issues. I am dedicated to the global well being of the Topanga community.

It is my hope, with the proposed CUP, the Commission is able to strike an acceptable balance between interested parties and find a way to approve this project. **My biggest concern, is that any requirement for this CUP, or its rejection thereof, will not potentially discriminate against others in our canyon in similar situations.**

For example, if this CUP is rejected because of concerns that B&B visitors will not be familiar with canyon driving and pose a potential traffic liability – would that same view be applied to the one hundred other Topanga house rentals, B&B's and AirB&B's located in our canyon? I think a traffic education outreach program regarding canyon driving is the better solution.

If this CUP is rejected because of other potential road traffic hazards, could the same argument be used against other public, commercial and private use locations in very similar situations? Especially those having limited site distance and/or difficult left turns; like the Topanga Community House and the Library, which collectively have over ten thousand visitors a year, many from outside Topanga who don't know our roads.

To address the main traffic concerns of the CUP, could you accept a right-turn-only sign from the property site, and accept potential southbound turnarounds at Pat's Grill, which is 300 feet from the proposed B&B location? Can the current extended pavement on TCB at the property's southbound entrance be acceptable for cars to go around those wanting to turn left into the B&B? Cars already do it now. It seems these line-of-site problems have workable solutions in already in place.

If this CUP is potentially rejected because of possible noise concerns, could you put into place any additional mechanisms for neighbors to report such matters and find resolution? Currently, the rest of

the canyon can file a complaint with the Sheriff's Dept. to report barking dogs, excessive noises, loud music, roosters crowing, and parties after midnight.

If this CUP is potentially rejected because of the size of the proposed homes, could you negotiate an acceptable square footage that is in alignment with already approved, non-commercial, A-1 designated homes of similar scale, and ratios of undeveloped to built? An example would be a home built in 2014 on Luse Road. The B&B CUP is actually less invasive and less visible.

If the CUP is potentially rejected because of watershed issues, can you put measures in place that will allow this B&B to conform and allow it to reach its goal to be the first Platinum Leed home in Topanga? Truthfully, this would be a great example of a water conservation effort for others to follow, especially in our current drought situation.

In summation, I believe that any additional concerns on the table have workable solutions. I believe this B&B will be an asset to the Topanga community and may even help keep impaired drivers off the road after local events. Carrie and Bill Carrier are very much rooted in the community as volunteers and are dedicated to being good neighbors. I hope in your deliberations you can find a way to approve the CUP application while maintaining the balance of protecting the interests of **ALL 8,289 TOPANGANS.**

Thank you for your time and consideration.

Respectfully submitted,

Stacy Sledge
Topanga Resident

Adrine Arakelian

From:	Adeline Ramage Rooney [adelineramagerooney@gmail.com]
Sent:	Wednesday, June 17, 2015 6:40 AM
To:	Adrine Arakelian
Cc:	Adeline Ramage Rooney
Subject:	Project & Permit(s) R2012-01555, CUP # 201200144, Variance No. 201200004

TO: Adrine Arakelian BY EMAIL

FAO: LOS ANGELES REGIONAL PLANNING COMMISSION

Pat Modugno, Chair

Esther L. Valadez

David W. Louie

Stephanie Pincetl, Vice Chair

Curt Pedersen

Dear Commissioners

With regard to Project & Permit(s) R2012-01555, CUP # 201200144, Variance No. 201200004 continued from the May 20, 2015 hearing date to today, Wednesday 17th June 2015.

Code states: *The facility shall contain not more than five guest rooms available for paying guests, which rooms shall be located within the primary residence and not in any accessory structures.* **What legal reason does County Staff have for ignoring this code?**

Here the intent is crystal clear: A single, owner-occupied residential structure with a maximum of five guest-rooms. Applicant has requested and Staff recommended two separate structures on two lots of five guest-rooms each. Again, Code clearly states that the five rooms ***shall be located within the primary residence*** and ***not in any accessory structures***".

If these structures are to be considered one residence, then the five guest-room maximum must be maintained. If they are to be considered two structures, then only one structure can be considered a

primary residence and the other structure can only be considered an accessory structure, thereby disallowing an additional 5 paying guest-rooms. In my opinion, any other logic is either flawed or intentional circumvention of the intent *and* letter of written Code. It seems to me that the Commission Staff has recommended that this development be simultaneously considered a single residence, and two separate residences – whichever is most convenient for the Applicant..

Code further requires that "The facility shall be operated and maintained by the owner or lessee of the property, and it ***shall constitute the primary residence of the owner or lessee"***

The writers of this Code provided clear intent to avoid this very issue: Allowing multiple structures under single ownership, with each structure containing the maximum five guest rooms. If two structures are given the benefits of individual residence status, why not allow three, ten or twenty by simply leasing out other structures? **The code clearly states allowance of five guest-rooms in a single owner-occupied structure. Period.**

Further, Applicant seeks to in some way justify the additional five guest rooms in the second "accessory" structure based upon the verbal statements that a continuity of extended-family relatives will reside there. However, being *related* to the owners does not make them *owners.* An owner or lessee must reside in the structure – and only one structure is allowed whether owner or lessee – not both. Again, the code was written specifically to avoid this very issue. It states. "**owner OR lessee**", not "owner AND lessee".

This property was originally developed for two single-family residences. It is now clearly, and admittedly, being planned and developed as commercial property, to be treated as one residential property when convenient for Applicant's desires.

Applicant wants to build on the existing pads, perhaps out of necessity, perhaps because it's less expensive. From statements made at the 17th June hearing, it was not entirely clear to us if all the requirements for granting a ridgeline variance had been met, specifically, if the structure could be built elsewhere without affecting the ridgeline. Further, The fire fighting and traffic infrastructure are based on residential needs, while the planned structures – in terms of size and occupancy - will require commercial grade infrastructure to maintain code-mandated safety minimums in practical application.

Remember, at capacity, there will be a minimum of thirty people at this facility. Further impact of this reality is likely congestion and hazard on CA Hwy 27, one of the County's most important commuter corridors between the coast and the San Fernando Valley.

Staff recommended that "right-turn only" signs at ingress to and egress from the established driveway would adequately protect the safety of occupants, the community and commuters on State Hwy 27. We, as longtime residents, gave fair argument that this is simply untrue. The driveway is immediately around a blind corner to southbound traffic. It was and remains our collective, experienced testimony that this driveway will endanger life and property. Additionally, even for drivers who follow the "right turn only" direction, County would simply be moving dangerous U-turns to another area of the canyon. I personally have driven in and out of the property twice in recent weeks. It is a death trap. These issues are exacerbated by the facts that the majority of drivers turning into and out of the drive will be completely unfamiliar with the traffic environment - I believe according to County Code, the premises will also not be allowed any signage - and that this facility will have significantly more traffic than any "residence".

Code requires that such a development "**retain a residential character**. The word character implies much more than esoteric façade.

Twenty or more guests, four or more residents, staff, deliveries, sales people and events – None of this could be construed as *maintaining residential character.* Even the word ***maintain*** suggests that the code was written for structures pre-existing as a residence – before being converted.

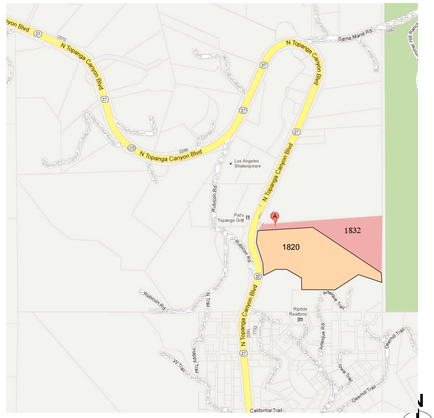
Applicants provided to the Commission an illustration showing the location of a few commercial structures along Topanga Canyon Blvd/State Hwy 27 as evidence that their own commercial structures should be allowed. The fact remains that Applicant's land, unlike that of the existing commercial structures, is zoned for residential and directly adjacent to a residential community.

The written Code allowing for the natural evolution of a family residence into a Bed and Breakfast Inn *was articulated sufficiently to prevent, at its inception, Applicant's desire to plan and build multiple commercial structures in a residential area* with the cost-saving benefits of residential status.

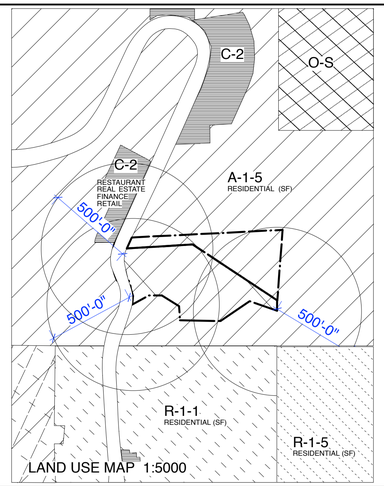
Yours sincerely,

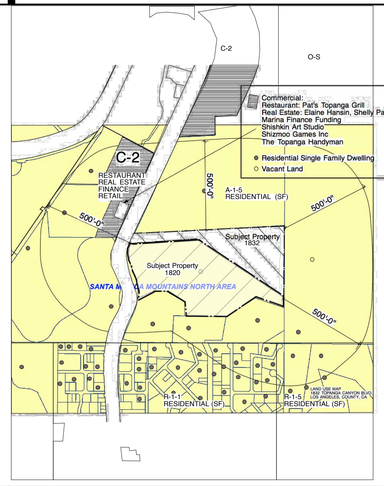
Adeline Ramage Rooney
adelineramagerooney@gmail.com

Copyright Notice: This material is owned by, and is the sole and exclusive property of Osborne Architects and is supplied to the client on a nonfiduciary basis solely for use in connection with the project shown. Reuse by any unauthorized party or for any other purpose is prohibited. Any unauthorized reuse, modification, duplication or dissemination of this material without the express written consent of Osborne Architects is strictly prohibited.



VICINITY MAP.





LAND USE MAP. SCALE 1: 5000

DRAWING LIST		
#	*Page Description*	*Date*
A0.0 COMBINED	SITE PLAN, PROJECT PLANNING DATA, GENERAL NOTES	2/24/14
G1.0 1820	1820 TOPANGA GRADING	2/24/14
G1.0 1832	1832 TOPANGA GRADING	2/24/14
A1.0 1820	1820 TOPANGA UPPER FLOOR PLAN	2/24/14
A1.1 1820	1820 TOPANGA LOWER FLOOR PLAN	2/24/14
A2.0 1820	1820 EXTERIOR ELEVATIONS	2/24/14
A3.0 1820	1820 SECTIONS	2/24/14
A1.0 1832	1832 TOPANGA HOUSE FLOOR PLAN	2/24/14
A2.0 1832	1832 EXTERIOR ELEVATIONS	2/24/14
A3.0 1832	1832 SECTIONS	2/24/14
L-1 COMBINED	1832 TOPANGA LANDSCAPE PLAN	2/24/14
L-2 Combined	Building Adjacent Landscape	2/24/14
F1.0 1820	FUEL MODIFICATION PLAN 1820 TOPANGA #5251	2/24/14
F1.0 1832	FUEL MODIFICATION PLAN 1832 TOPANGA #5252	2/24/14
F2.0 COMBINED	COMBINED FIRE ACCESS PLAN	2/24/14
H1.0	Public Health	2/24/24
CIVIL MAPS		
1	Map	2/24/14
1	exhibit @ road	2/24/14

DRAWING LIST

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:
Parcel 1, in the County of Los Angeles, State of California, as shown on the record of survey map of a portion of Lot 17, Tract No. 3729, which Record of Survey was filed in Book 158 Page(s) 87 of Records of Survey, in the office of the County Recorder of said County. Said land is shown on Certificate of Compliance 01-055 recorded July 9, 2001 as Instrument No. 01-1181729 Official Records of said county.

Parcel B:
A non-exclusive reciprocal easement(s) as set forth in an instrument entitled "Grant of Easements and Maintenance Agreement" recorded July 16, 2004, as Instrument No. 04-1823640 of Official Records of said County.

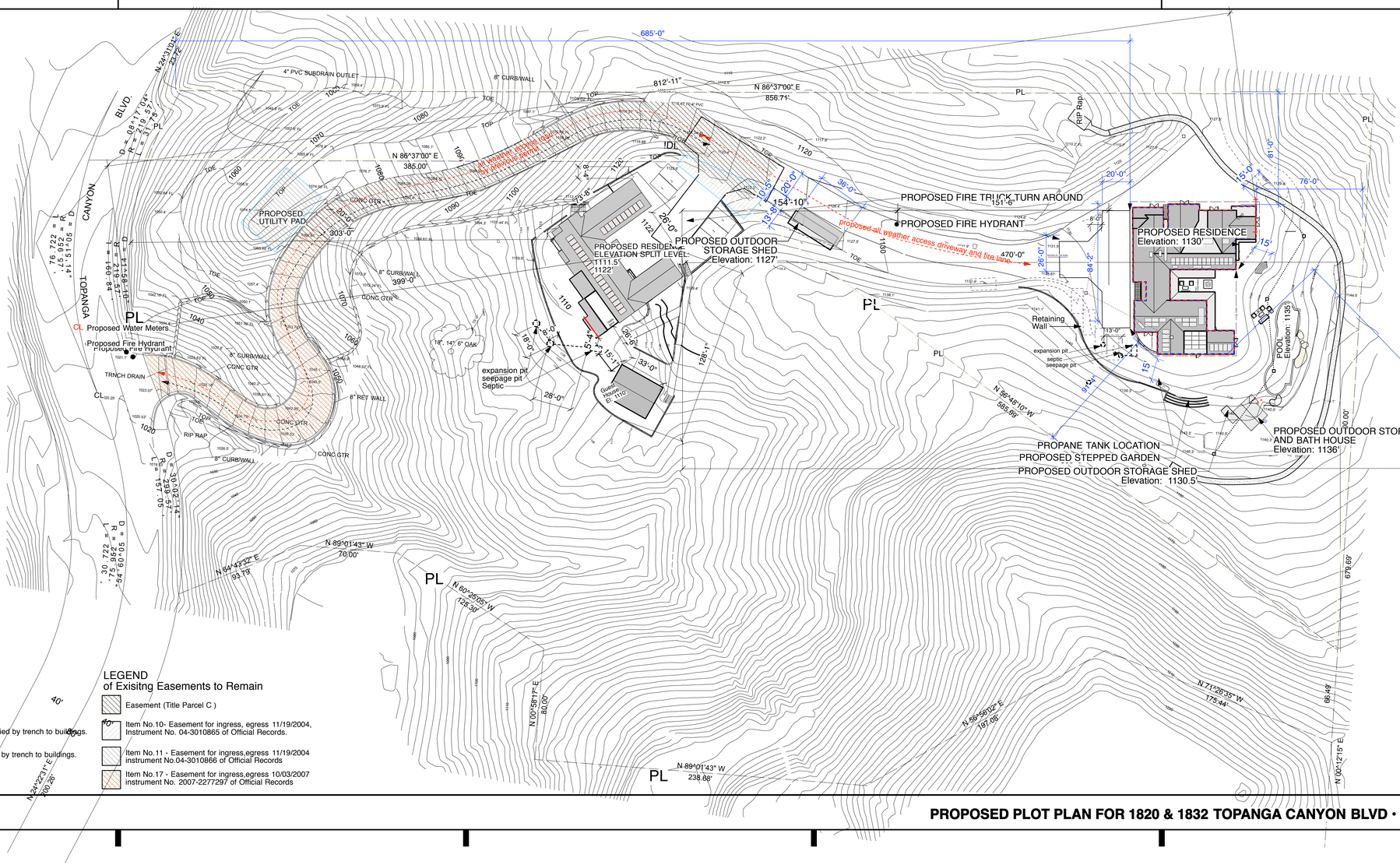
Parcel C:
An easement for ingress and egress, fire department access, drainage and utility purposes over portions of Parcel 2 as shown on the Record of Survey Map in the County of Los Angeles recorded in Book 158 Page 87 of Records of Survey in the office of the County Recorder of said County as described in the Deed recorded October 3, 2007 as Instrument No. 20072277297, Official Records. Assessor's Parcel No: 4434-010-019

PROJECT INFORMATION

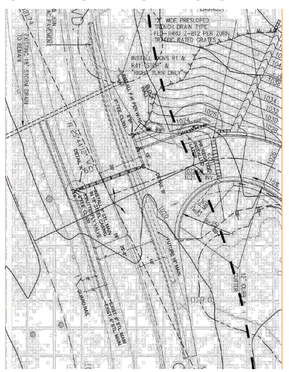
Osborne ARCHITECTS
P 310.477.2855
F 310.477.7955
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

PROJECT PLANNING DATA

Planning Data (UPPER HOUSE 1832)	SQFT
Square Footage of Lot (3.1 acres.)	135036
Square Footage of Main House	5958
Square Footage of Acessory Building Mechanical	305
Square Footage Storage Shed	46
Square Footage of Patios	155
Total Building Square footage	6464
Planning Data (LOWER HOUSE 1820)	
Square Footage of Lot (5.7 acres.)	248292
Square Footage of Main House	5941
Square Footage of Guest House	798.5
Square Footage of Acessory Building	360
Square Footage of Patios	564
Total Building Square ft.	7663.5



UTILITIES AND SERVICES



Proposed water line to cross Topanga Canyon Boulevard and be delivered to house via trenched line. Above diagram shows water system as it enters property. (no scale)

Utilities and Services:
Electrical:
Southern California Edison
- Electrical to be brought across Topanga Canyon Boulevard and carried by trench to buildings.
Water:
Los Angeles County Waterworks, District 29
- Water to be brought across Topanga Canyon Boulevard and carried by trench to buildings.
Sewer:
- On site septic and seepage pit system

LEGEND
of Exisitng Easements to Remain

- Easement (Title Parcel C)
- Item No.10- Easement for ingress, egress 11/19/2004, Instrument No. 04-3010865 of Official Records.
- Item No.11 - Easement for ingress,egress 11/19/2004 instrument No.04-3010866 of Official Records
- Item No.17 - Easement for ingress,egress 10/03/2007 instrument No. 2007-2277297 of Official Records

SITE PLAN • SCALE 1" = 40' 0"

PROPOSED PLOT PLAN FOR 1820 & 1832 TOPANGA CANYON BLVD • SCALE 1" = 40'0"

CONTACT INFORMATION

SURVEY
Pat Clemons
1167 Lawrence Drive, Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477.2855
www.osbornearchitects.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

INFO

Drawing Title	
Drawn By	
Jones	LM/PO
Checked By	
Date	02/24/14
Title Date	

A0.0 COMBINED

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project herein. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

Fill # 1

Fill # 2

Fill # 3

Existing topo to be Cut

Furred 12" Retaining Wall
Furred 8" Retaining Wall
Exterior Veneered or deco block 12" Retaining Wall
Exterior Veneered or deco block 8" Retaining Wall

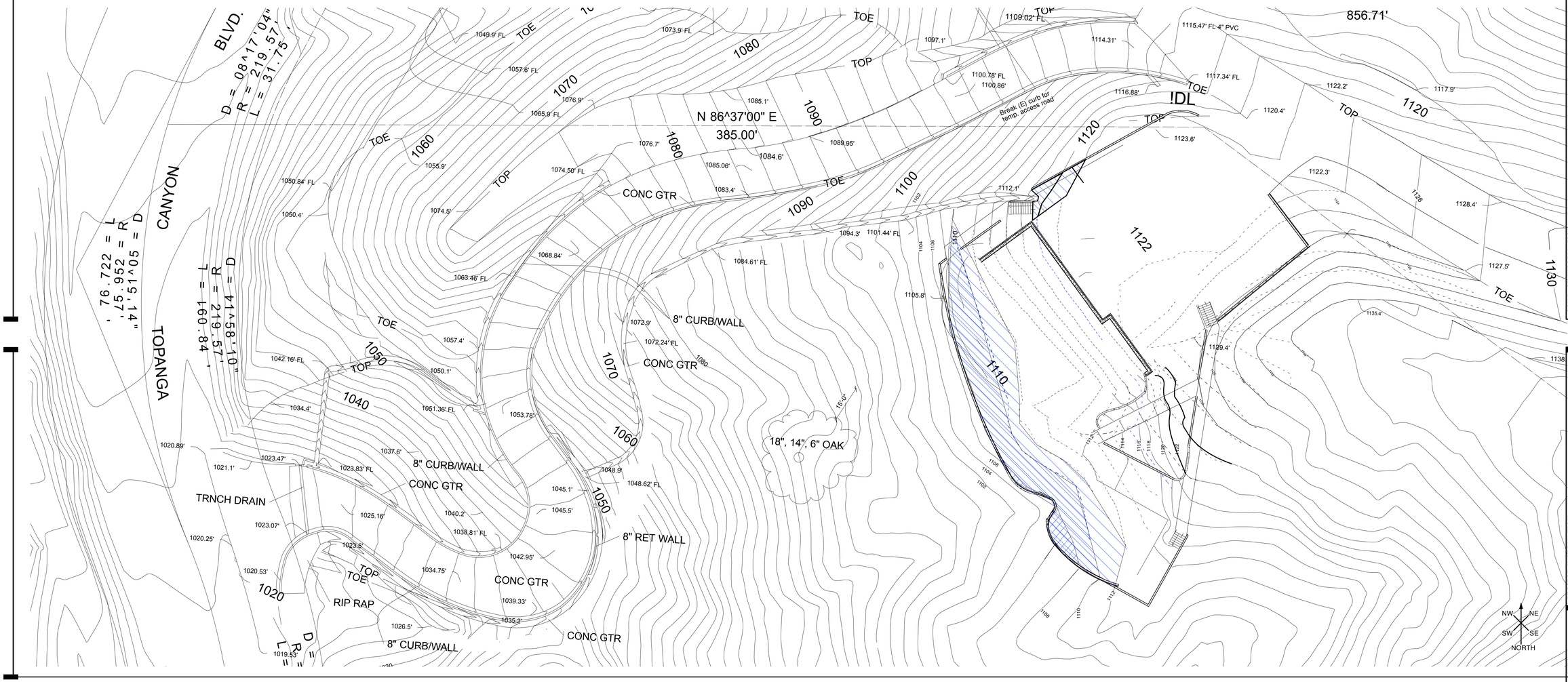
GRADING LEGEND

LOWER SITE MAIN HOUSE & GUEST HOUSE				FINAL GRADE		
AREA * DEPTH FT					Cubic Yards Cut	
CUT-1128	42	6	252	1122	9.333	
CUT-1126	481	4	1924	1122	71.259	
CUT-1124	1179	2	2358	1122	87.333	
CUT-1122	216	11	2376	1111	88	
CUT-1120	359	9	3231	1111	119.667	
CUT-1118	366	7	2562	1111	94.889	
CUT-1116	360	5	1800	1111	66.667	
CUT-1114	687	3	2061	1111	76.333	
CUT 1112	1328	1	1328	1111	49.185	
TOTAL CUT			17892		**662.667**	
AREA * DEPTH FT					Cubic Yards Fill	
FILL-1120			111	1122	4.111	
FILLFILL-1119			37	1122	1.37	
FILL-1109	2391	2	4782	1110	177.111	
FILL-1108	911	2	1822	1110	67.481	
FILL-1106	260	2	520	1110	19.259	
			7124		**263.852**	
				10768	**398.815**	export

CUT AND FILL CALCULATIONS

REGISTERED ARCHITECT
POLLY OSBORNE
No. C019069
SIGNATURE
Exp.2-28-13
STATE OF CALIFORNIA

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com



PROPOSED GRADING PLAN • SCALE 1" = 20'0"

CONSULTANTS

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

CONTACT INFORMATION

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-020

INFO

Drawing Title
Drawn By
Issue Checked By PO
Date 02/24/14
Plot Date

G-1.0 1820

Copyright Notice This material is owned by and is the sole and exclusive property of Osborne Architects, and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

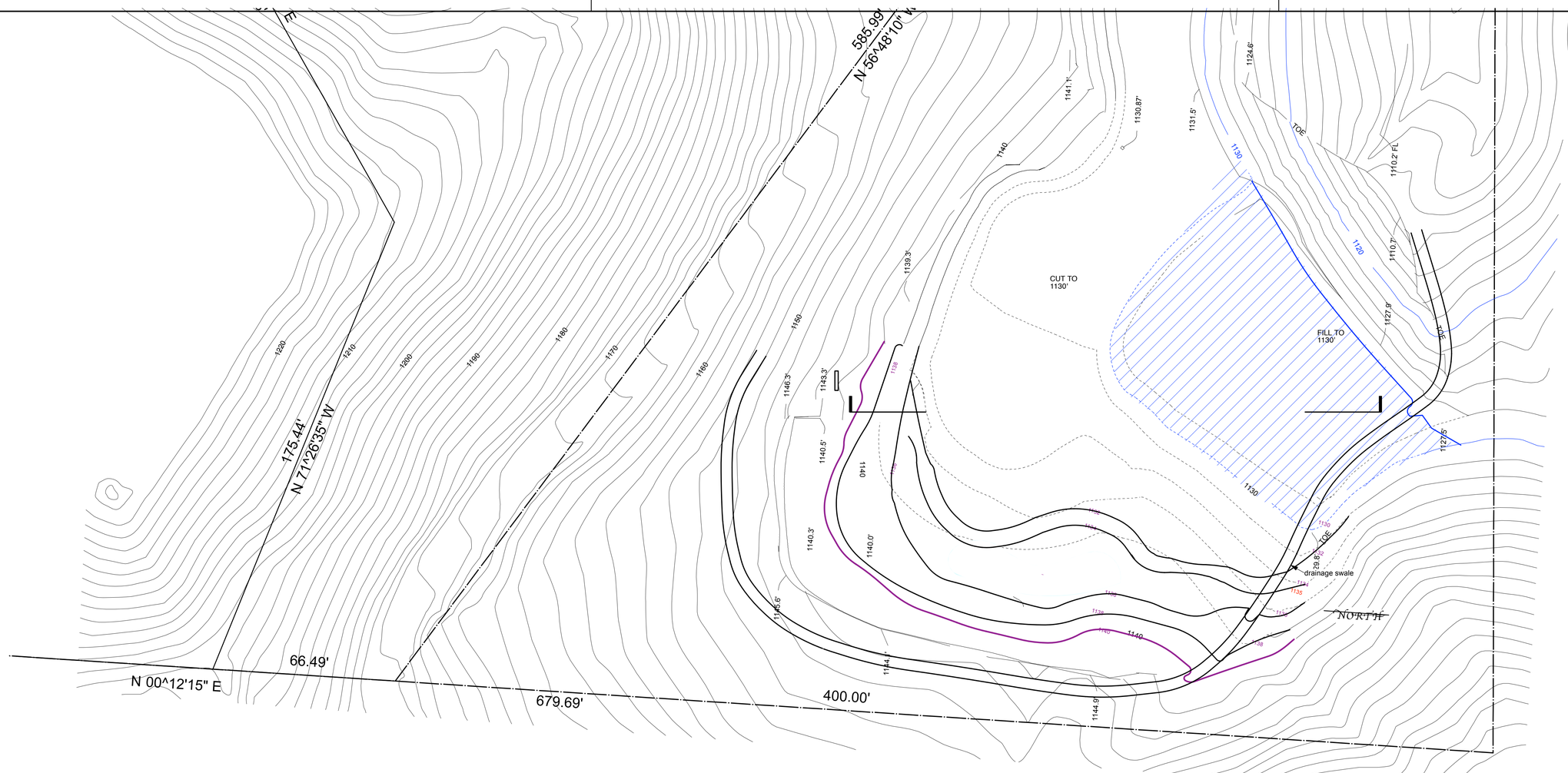
Elevation	Cut SQFT	Depth-FT	CU FT-CUT		cu yds cut	
1132	10393'0"	2'0"	20786		769.852	
1134	3649'10"	2'0"	7299.6		270.356	
1136	5384.654	2'0"	10769.308		398.863	
1138	3194.286	2'0"	6388.572		236.614	
TOTAL CUT	22621.74		45243.48		1675.684	
					CU YARDS FILL	
TOTAL FILL	8105.8	2'6"	20264.5		750.537	
					EXPORT	
Rough Grading					925.147	
Pool	790	3	2370		87.778	
Foundation	600	2	1200		44.444	
Total EXPORT					1057.37	

FILL #1

Existing topo to be Cut

CUT AND FILL

GRADING LEGEND



PROPOSED GRADING PLAN • SCALE 1" = 20'0"

Osborne ARCHITECTS
p 310.477.2855
f 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

SURVEY
Pat Clemons
1167 Lawrence Drive, Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

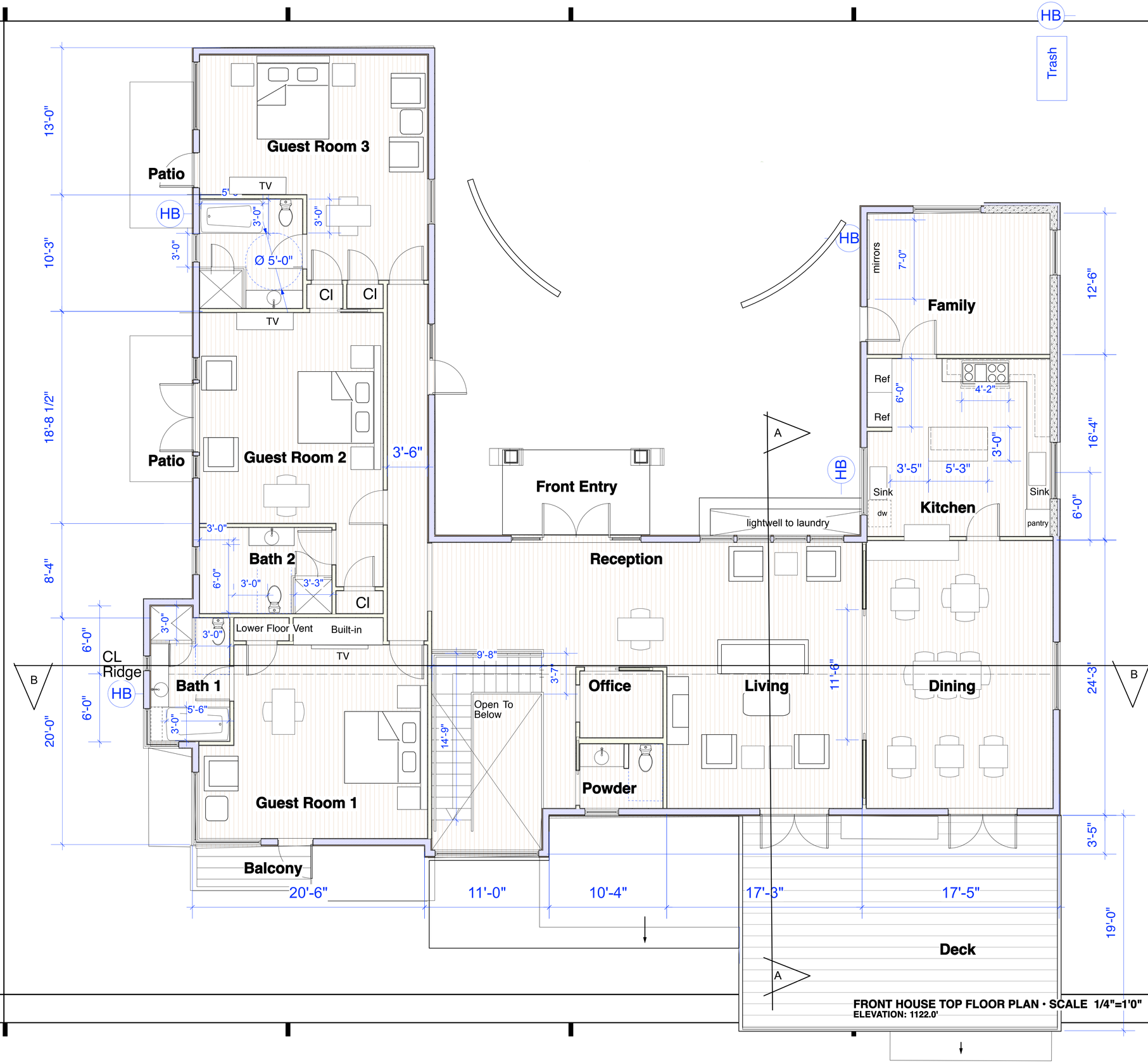
PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019

INFO

Drawing Title
Drawn By
Issue Checked By LM/PO
Date 02/24/14
Plot Date

G-1 1832



FRONT HOUSE TOP FLOOR PLAN · SCALE 1/4"=1'0"
ELEVATION: 1122.0'

LICENSED ARCHITECT
POLLY OSBORNE
C-19069
RENEWAL
SIGNATURE
STATE OF CALIFORNIA

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

STRUCTURAL
Christina R Silva, P.E.
1711 Goldenwest St #F2
Huntington Beach, CA 92647
(714) 307-7101
crssconsulting@aol.com

PROJECT INFORMATION

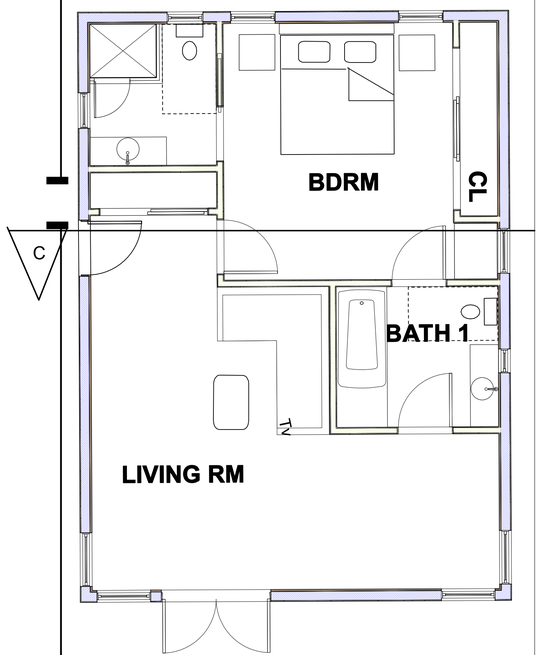
Carrie L. & William Carrier, Owners
1820 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-020

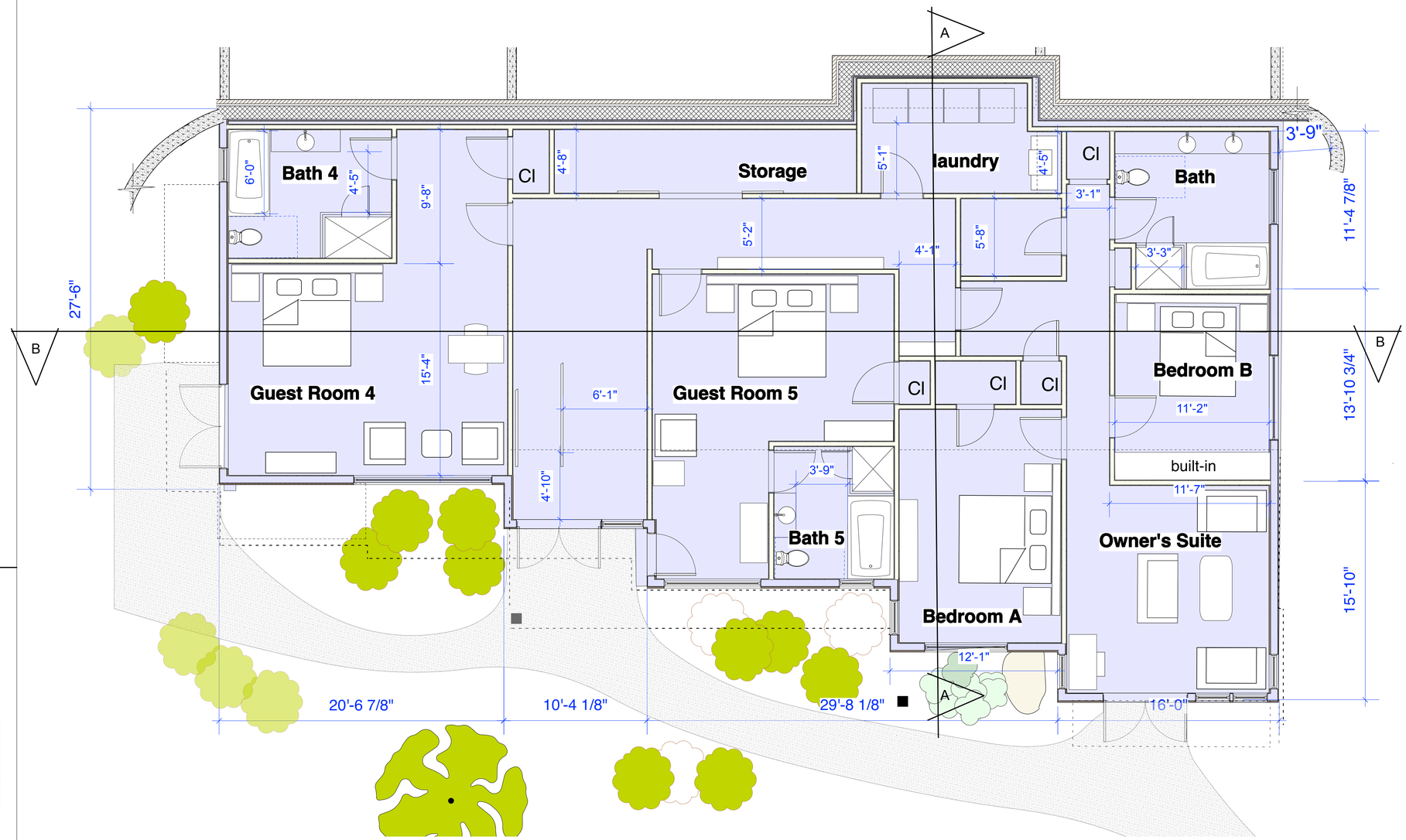
INFO
Drawing Title
Drawn By PO
Issue
Checked By
Date 02/24/14
Plot Date 081314

A1.0 1820

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other dispositions of this document without the express written consent of Osborne Architects.





GUEST HOUSE FLOOR PLAN • SCALE 1/4"=1'0"
ELEVATION: 1112.0'

FRONT HOUSE lower FLOOR PLAN • SCALE 1/4"=1'0"
ELEVATION: 1122.0'

LICENSED ARCHITECT
POLLY OSBORNE
C-19069
RENEWAL
SIGNATURE
STATE OF CALIFORNIA

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd. Ste. D
Los Angeles, CA 90025
(310) 477. 2855
www.osbornearchitects.com

STRUCTURAL
Christina R Silva, P.E.
1711 Goldenrod St #12
Huntington Beach, CA 92647
(714) 307-7101
crsconsulting@aol.com

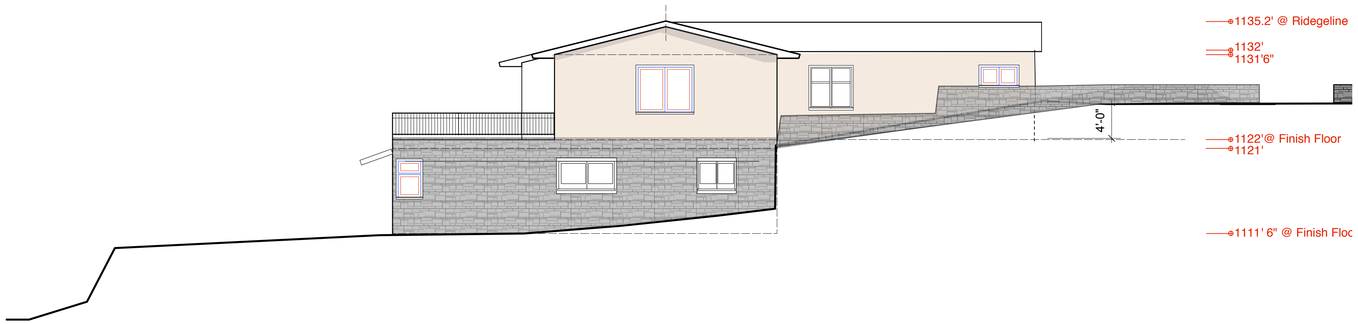
PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-020

INFO
Drawing Title
Drawn By PO
Check
Checked By
Date 02/24/14
Plot Date

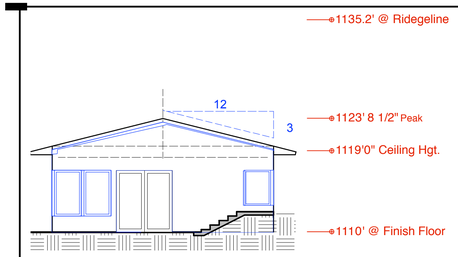
A1.1 1820

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project known. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

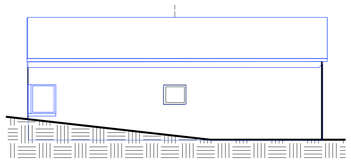


SOUTHEAST ELEVATION

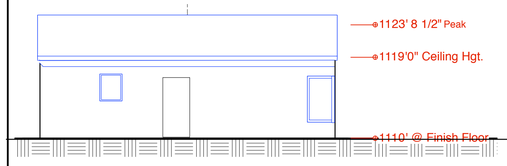
MAIN RESIDENCE EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"



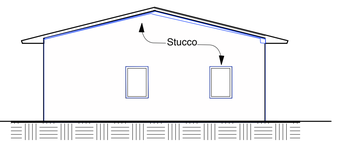
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

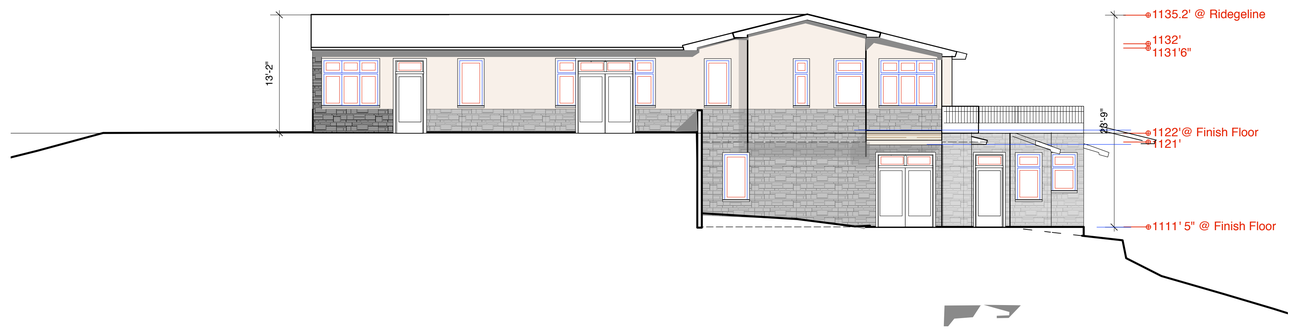
GUEST HOUSE EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"

NORTHEAST ELEVATION

MAIN RESIDENCE EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"

SOUTHWEST ELEVATION

MAIN RESIDENCE EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"



NORTHWEST ELEVATION

MAIN RESIDENCE EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"

LICENSED ARCHITECT
POLLY OSBORNE
C-19069
RENEWAL
SIGNATURE
STATE OF CALIFORNIA

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477- 2855
www.osbornearchitects.com

STRUCTURAL
Christina R Silva, P.E.
1711 Goldenrod St #F2
Huntington Beach, CA 92647
(714) 307-7101
crsconsulting@aol.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-020

INFO
Drawing Title
Drawn By PO
Issue
Revised By
Date 02/24/14
Plot Date

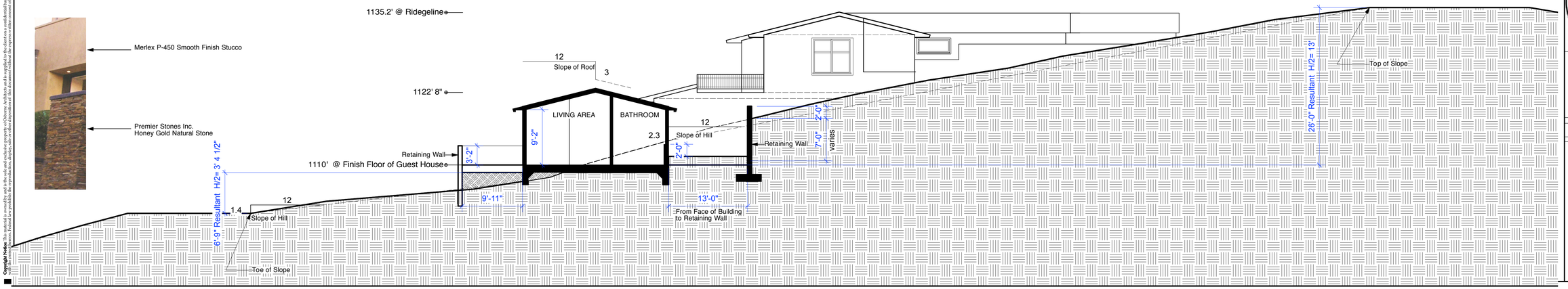
A 2.0 1820

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project known. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

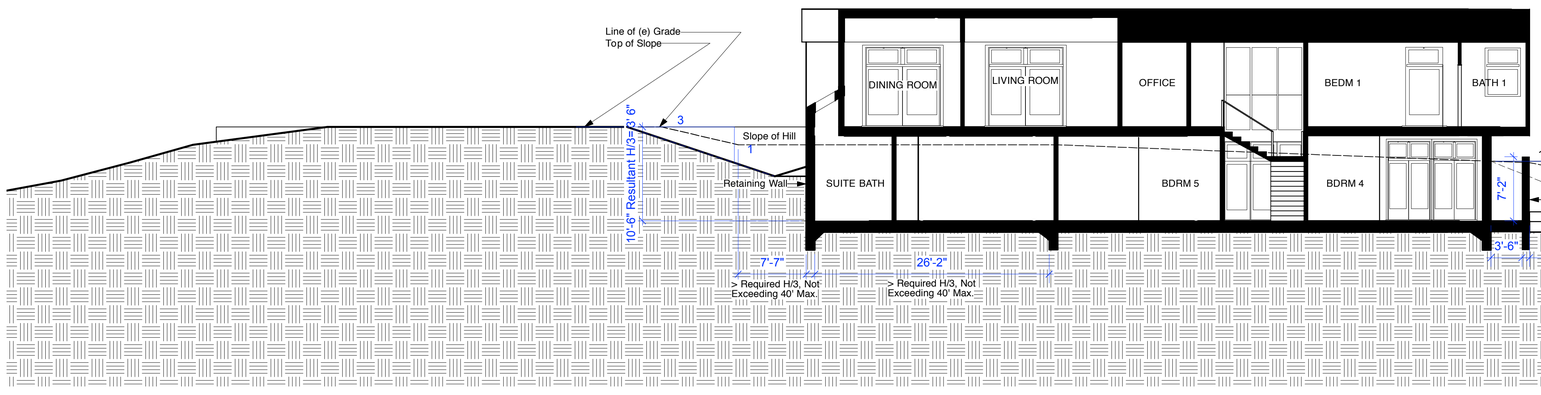
Solar Reflectant Class A Asphalt Shingles

Merlex P-450 Smooth Finish Stucco

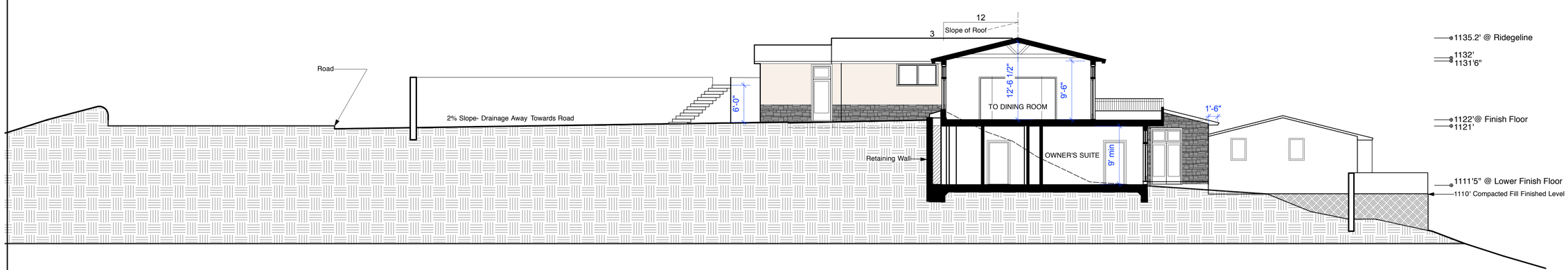
Premier Stones Inc.
Honey Gold Natural Stone



SECTION C-C · SCALE 1/8" = 1'0"



SECTION B-B · SCALE 1/8" = 1'0"



SECTION B · SCALE 1/8" = 1'0"

SECTION A-A · SCALE 1/8" = 1'0"

LICENSED ARCHITECT
POLLY OSBORNE
C-19069
RENEWAL:
SIGNATURE:
STATE OF CALIFORNIA

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-020

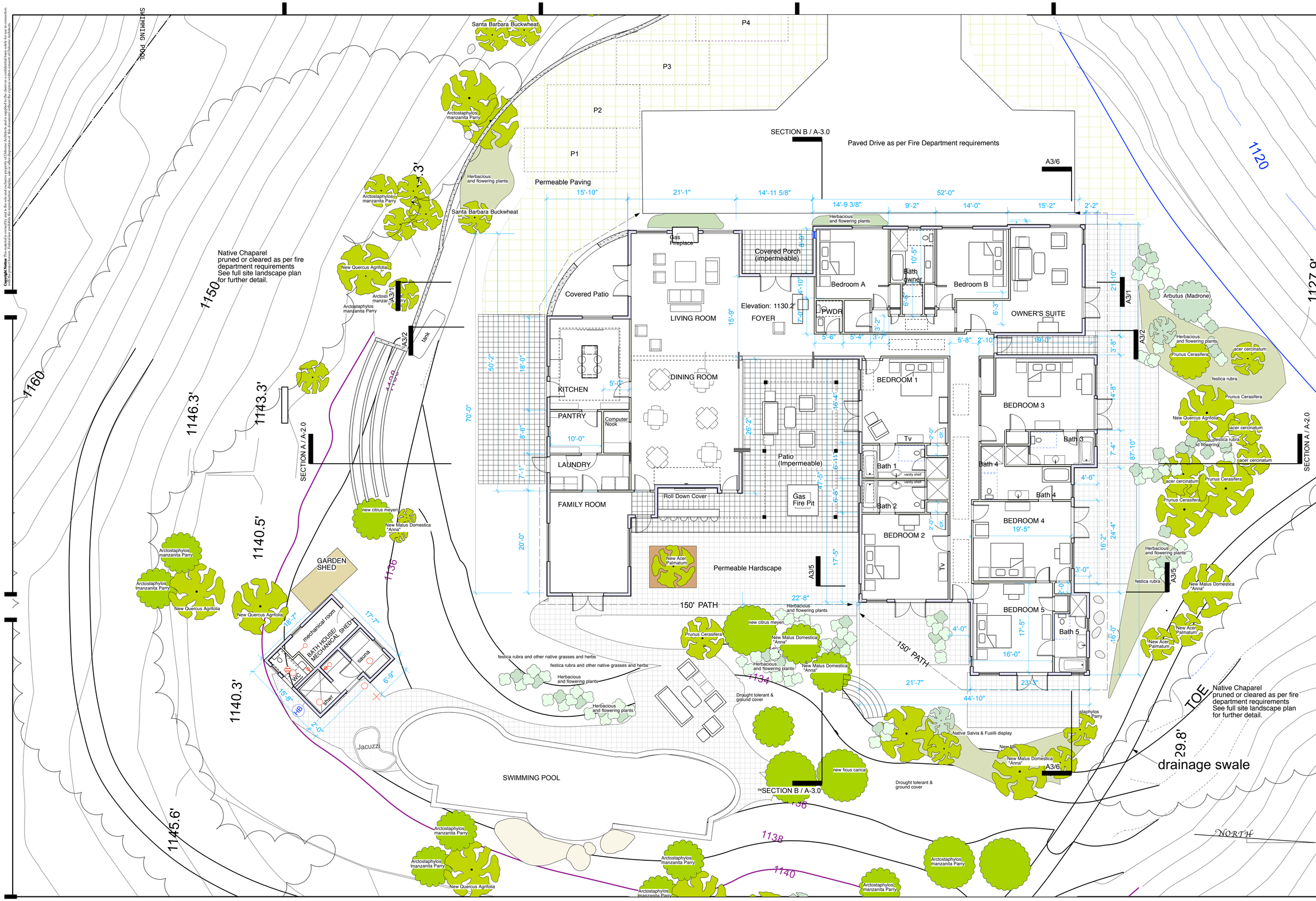
INFO
Drawing Title
Drawn By: PO
Issued
Checked By:
Date: 02/24/14
Plot Date

A 3.0 1820

CT. INFORMATION

STRUCTURAL
Christina R Silva, P.E.
1711 Goldenwest St # F2
Huntington Beach, CA 92647
(714) 307-7101
crsconsulting@aol.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com



PROPOSED FLOOR PLAN & LANDSCAPE ADJACENT · SCALE 1/8" = 1'0"

Osborne ARCHITECTS
310.477.2855
310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

SURVEY
Pat Clemons
1167 Lawrence Drive, Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

PROJECT INFORMATION

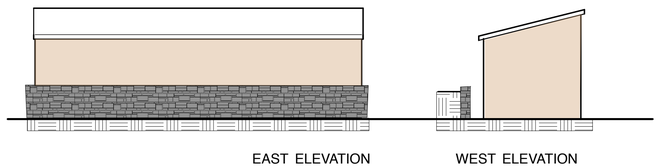
Carrie L. & William Carrier, Owners
1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019

INFO

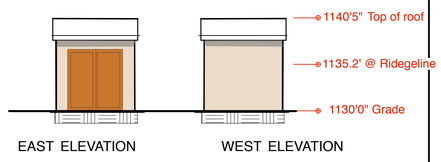
Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

A1.0 1832

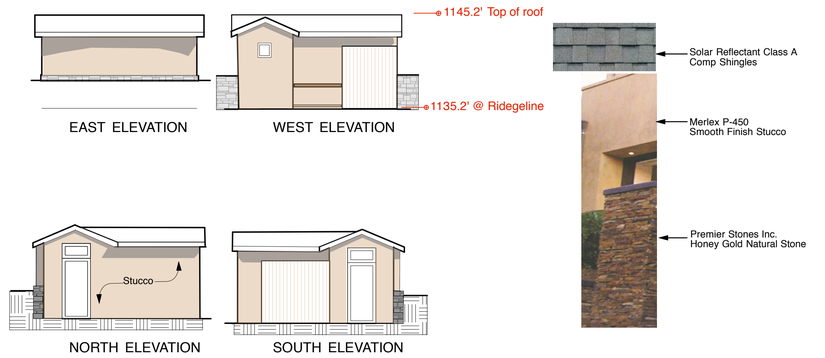
Copyright Notice This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a nonExclusive basis solely for use in connection with the project known. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.



STORAGE SHED· SCALE 1/8" = 1'0"

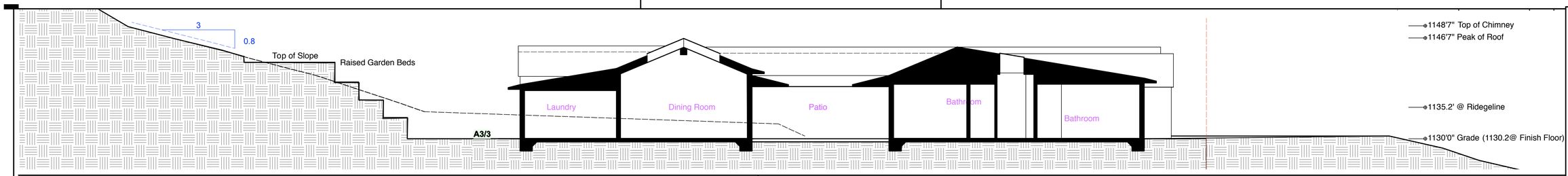


GARDEN SHED · SCALE 1/8" = 1'0"

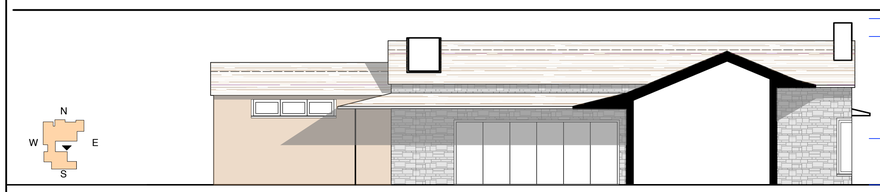


BATH/MECH SHED · SCALE 1/8" = 1'0"

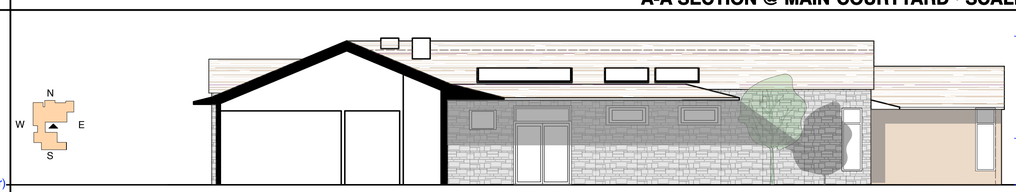
Osborne ARCHITECTS
P 310.477.2855
F 310.477.7965
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com



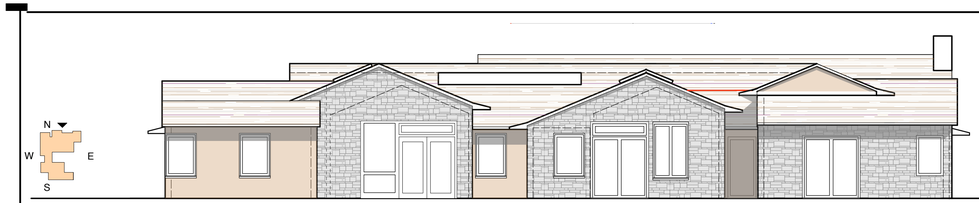
A-A SECTION @ MAIN COURTYARD · SCALE 1/8" = 1'0"



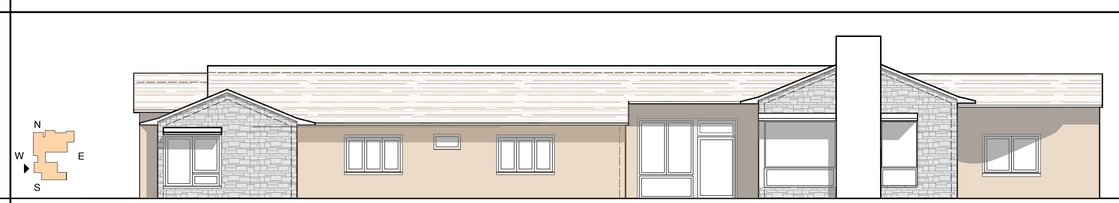
NORTH ELEVATION @ MAIN COURTYARD



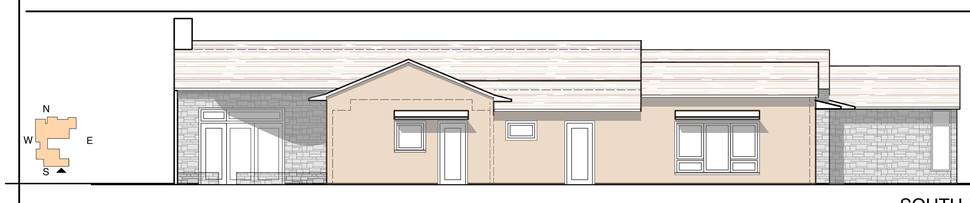
SOUTH ELEVATION @ MAIN COURTYARD



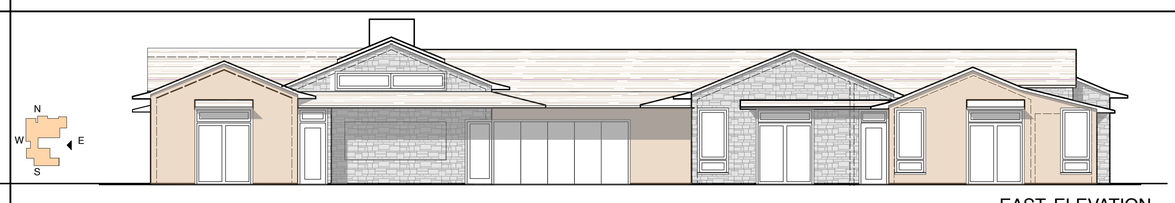
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS · SCALE 1/8" = 1'0"

SURVEY
Pat Clemons
1167 Lawrence Drive, Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

CONTACT INFORMATION

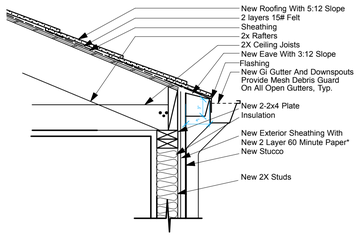
Carrie L. & William Carrier, Owners
1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019

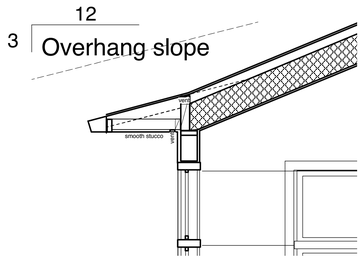
PROJECT INFORMATION

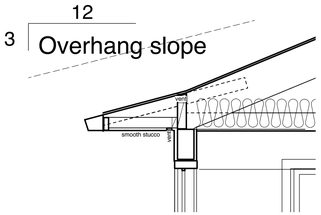
INFO
Drawing Title
Drawn By
Issue
Issued By LM/PO
Date 02/24/14
Plot Date

A2.0 1832

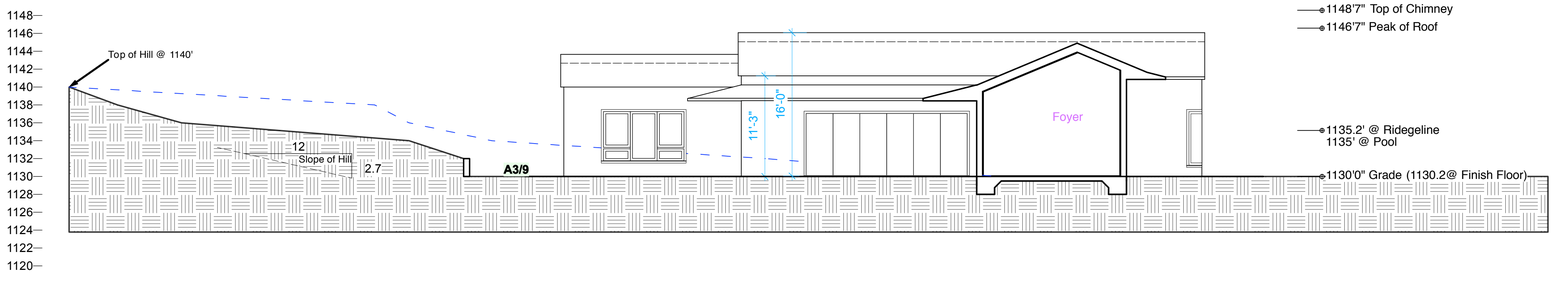
Copyright Notice This material is owned by and is the sole and exclusive property of Osborne Architects and is copyrighted by the client on a restricted basis solely for use in connection with this project. Neither permission nor rights are granted to the client to disclose this material to any other party without the express written consent of Osborne Architects.



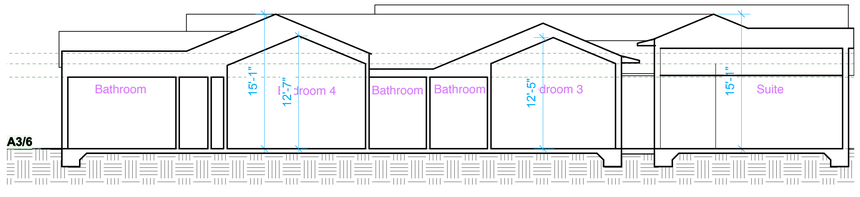


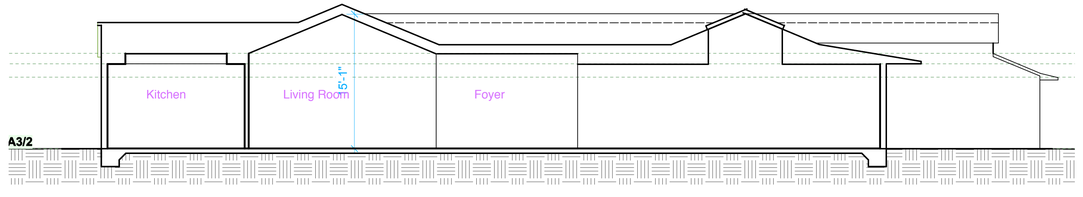


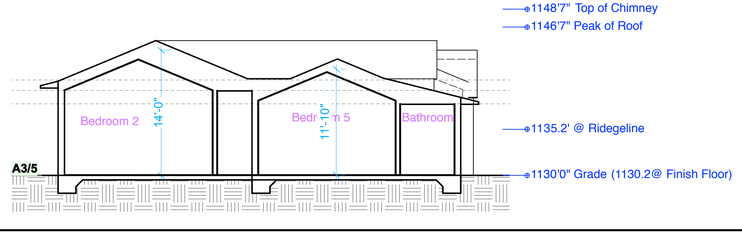
Osborne ARCHITECTS
P 310.477.2855
F 310.477.7965
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

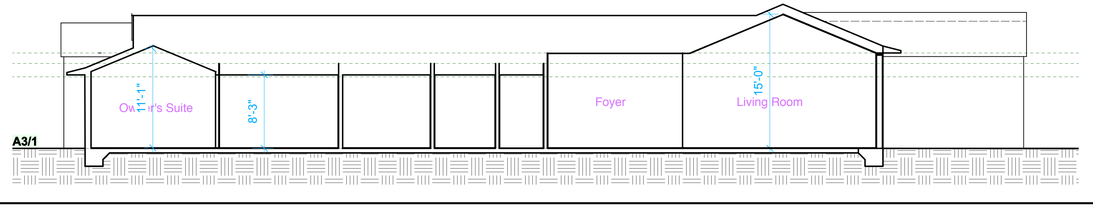


B-B SECTION @ MAIN COURTYARD · SCALE 1/8" = 1'0"









SECTIONS· SCALE 1/8" = 1'0"

CONTACT INFORMATION
SURVEY
Pat Clemons
1167 Lawrence Drive, Ste B
Newbury Park, CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477.2855
www.osbornearchitects.com

PROJECT INFORMATION
Carrie L. & William Carrier, Owners
1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019

INFO
Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

A3.0 1832

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a nonexhibited basis solely for use in connection with the project described herein. Any reproduction, publication, or use of this material without the express written consent of Osborne Architects is prohibited.

Bed #	Type	Botanical Name	Common Name	Noted	Zone
4	Grndcovers	Carex Pregrecellis	California Field Sedge		A,B, C
1,2	Trees	Ceris Occidenallis	Western Redbud	T-1	A,B
2,4	Shrubs	Muhlebergia Rigens	Deergrass		A,B
1,2,3,4	Grass	Nesella Tenuissima	Mexican Feather grass		A,B
4	Trees	Quercus Agrifolia	Coast Live Oak	T-2	B-30, C
1,3,4	flower	Mimulus Aurantiacus	orange bush monkey-flower		A,B, C
1,4	Shrubs	Salvia Apiana	White sage		A,B, C
1,4	Shrubs	Salvia Spathacea	Hummingbird Sage		A,B
1	Grndcovers	Salvia sonomensis	Creeping sage		A,B
2	Grndcovers	Epilobium 'Carmens Grey'	California Fuchsia		A,B, C
2	bulb	Iris Douglasiana 'Canyon Snow'	Wild Iris		A,B
2	Shrubs	Artemisia Californica	California sagebrush		A,B, C
2	Grndcovers	Salvia Sonomensis 'Bees Bliss'	Sonoma sage		A,B
2	Shrubs	Clematis Ligusticifolia	Western White Clematis		A,B
3,5	Grass	Juncus Patens	Spreading bush		A,B
2	Shrubs	Carpenteria Californica	Bush Anemone		A,B
2	Grass	Festuca Californica	Fescue		A,B, C
2	Shrubs	Rhamnus Californica	coffeeberry		A,B, C
2	Shrubs	Ribes Sanguinem	red-flowering currant		A,B, C
2	Shrubs	Sisyrinchium Bellum	Western Blue-eyed Grass		A,B, C
4,6	Trees	Quercus Kellogii	California Black Oak	T-3	B
4,6	Shrubs	Yucca Whipplei	Lord's Candle Yucca		C
4	Shrubs	Fremontodendron	Fremontia		A,B, C
4	Shrubs	Eriogonum giganteum	Santa Barbara Buckwheat		A, B
	Shrubs	Heteromeles arbutifolia	Toyon		B,C
2	Shrubs	Maianthemum racemosum	False Soloman's Seal		A
2	Grndcovers	Adiantum	Maiden Hair Fern		A
1	Shrubs	Epipactis gigantea	Stream Orchid		B
1	Trees	Malus domestica L.	Anna's Apple	T-4	A, B
1	Trees	Citrus	Meyer Lemon	T-5	B
1	Trees	Citrus	Valencia Orange	t-6	B
1	Trees	Citrus	Bearss Lime	T-7	B
1,5	Trees	Ficus	Mission Fig	T-8	B
1,4	Trees	Prunus cerasifera 'Atropupurea'	Purple Leaf Plum	T-9	A, B-10
2	Trees	Acer macrophyllum	Big Leaf Maple	T-10	B
2	Trees	A. palmatum	Japanese Maple	T-11	A,B
2	Trees	Acer Cercinatum	Vine Maple	T-12	B
4,6	Shrubs	Arctostaphylos species	Manzanita		B
2,4,6	Trees	Arbutus	Madrone		B, C
1,4,6	Grndcovers	Baccharis Pilularis 'Pigeon Point'	Dwarf Coyote Brush		B
1,4	Grndcovers	Cerastium Tomentosum	Snow-in Summer		A,B
1,4	Grndcovers	C. 'Sunset'	Rockrose		B
1,2	Grndcovers	Fragaria Chiloensis	Wild Strawberry		A,B
1	Grndcovers	F. Glauca (cinerea)	Blue Fescue		A,B
1	Grndcovers	F. Rubra	Red Fescue		A,B
1,4	Grndcovers	Laurentia Fluviatilis	Blue Star Creeper		A
4	Grndcovers	Oenothera Berlandieri	Mexican Evening Primrose		B
1,4	Grndcovers	R.o. ' Prostratus'	Prostrate Rosemary		B-30
1,3	Grndcovers	Thymu praecox arcticus	Mother of Thyme		A,B
3,4	Shrubs	Bougainvillea sp.	Bougainvillea		B
3,4	Shrubs	Buddleja davidii	Butterfly Bush		B
4	Shrubs	Ceanothus species	Wild Lilac		B-30
4	Shrubs	Cercocarpus betuloides	Mountain Mahogany		B-30
1,4	Shrubs	Achilea filipendulina	Fernleaf Yarrow		A,B
1,4	Shrubs	A. millefolium	Common Yarrow		A,B
4,6	Shrubs	Agave species	Agave		A,B
1,3	Shrubs	Lavandula angustifolia	English Lavender		A, B-10
2	Trees	Platanus racemosa	california Sycamore	T-13	B
1,5	Trees	Punica granatum	Pomegranate	T-14	A, B-10
1,4	Trees	Olea europaea	Olive- Fruitless varieties on	T-15	A, B-15
1,3	Trees	Feijoa sellowiana	Pieannple Guava	T-16	A,B
4	Trees	Magnolia grandiflora	Southern Magnolia	T-17	B
4	Shrubs	Mimulus species (Diplacus)	Monkey Flower		B

PLANT LIST

PLANTING BEDS:

Bed #
1- Sun, near buildings
2- Shade or protected
3- Low growing, traffic areas
4- Mixed native & drought tolerant
5- Vegtable garden
6- Native landscape

New Tree

New Planting Bed

PROPERTY LINE:

ROAD CENTERLINE:

TREES:

Quercus Agrifolia

Quercus Berberidifolia
Quercus Dumosa

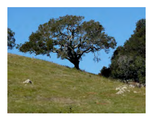
Line of Chaparal (Low growth, chemise dominant, mixed with non native grassland, and interrupted by grading.) Existing

Line of Chaparal (Scrub Oak dominant) Existing

Removal Of Flammable Growth For A Min. 10' On Each Side Of Fire Road Access

LEGEND

Landscape General Concept:
Create visually naturalistic plantings of native grass, ground covers, trees and shrubs within Fuel Modification guidelines within Zone A and where appropriate. Near building focus will be on edible and colorful displays. Away from buildings drought tolerant and native landscape wil be dominant.


Quercus Agrifolia

Native & Drought tolerant Salvias

Herbaceous Plants

Toyon

Native Salvias

Native Wild Flowers

Acer Cercinatum

Arbutus

Acer Palmatum

Malus

Native Buckwheat

Fredmontia

Arctostophalus

Chaparell (Existing)

Mission Fig

False Soloman's Seal

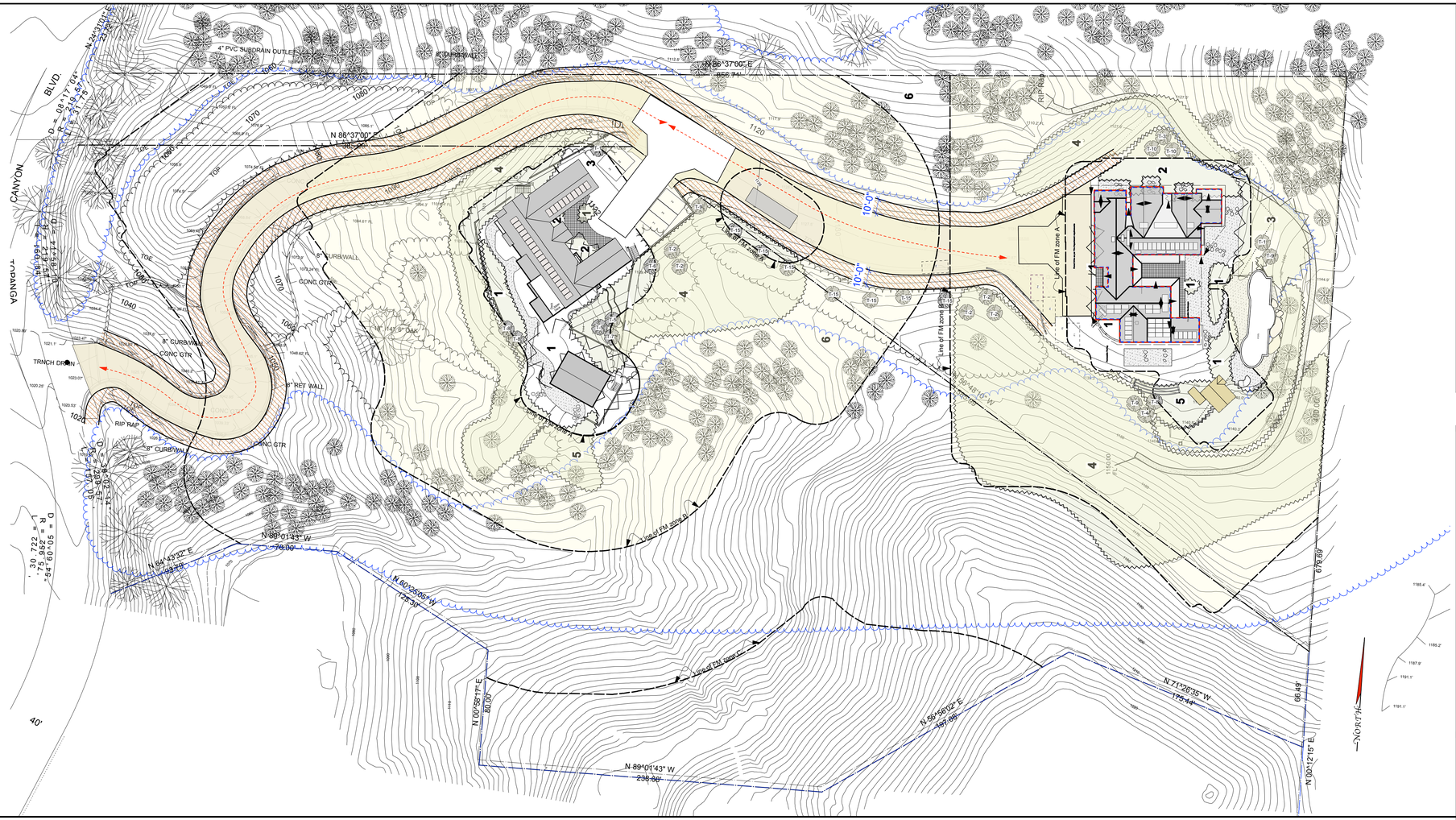
Maiden Hair Fern

Stream Orchid

Flowering Plum

Bearss Lime

EXAMPLES OF SPECIALTY PLANTING SPECIES



PROPOSED LANDSCAPE PLAN · SCALE 1" = 40' 0"

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

CONTACT INFORMATION

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

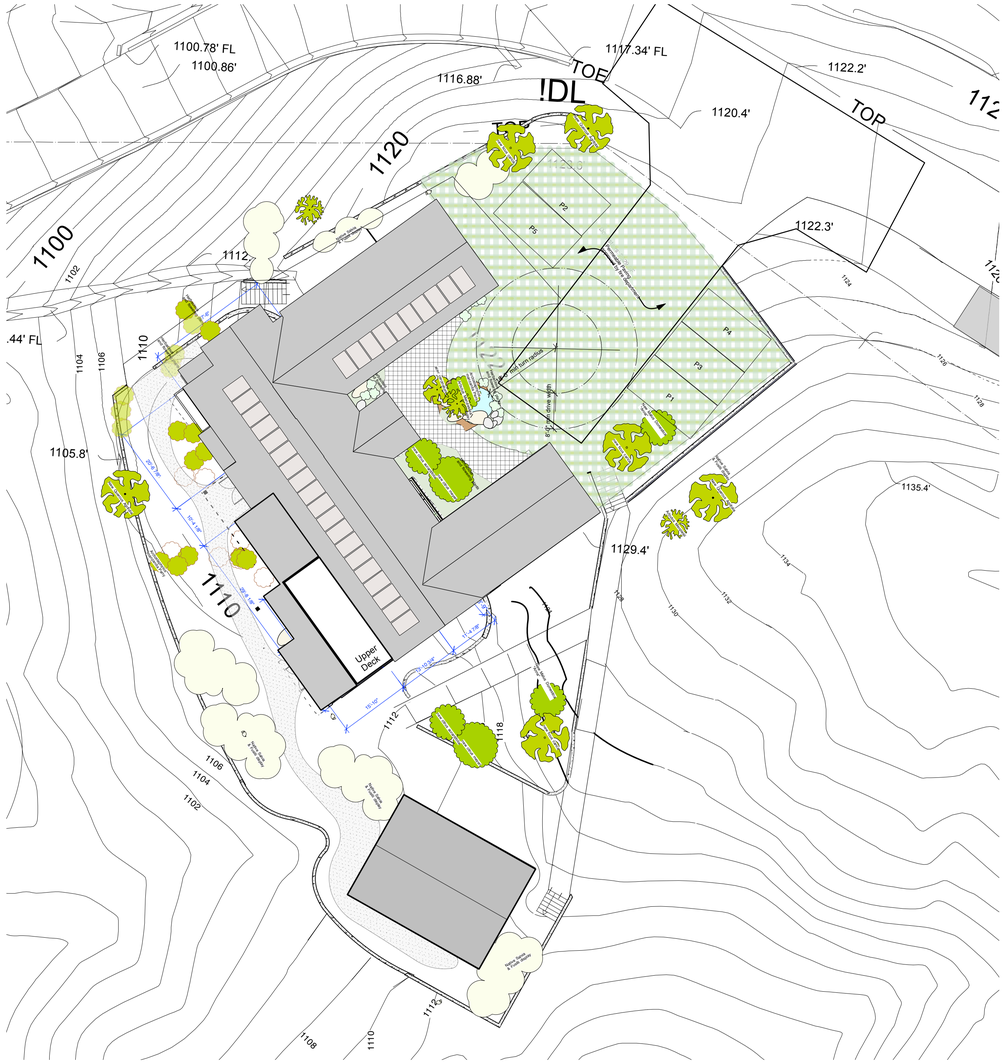
INFO

Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

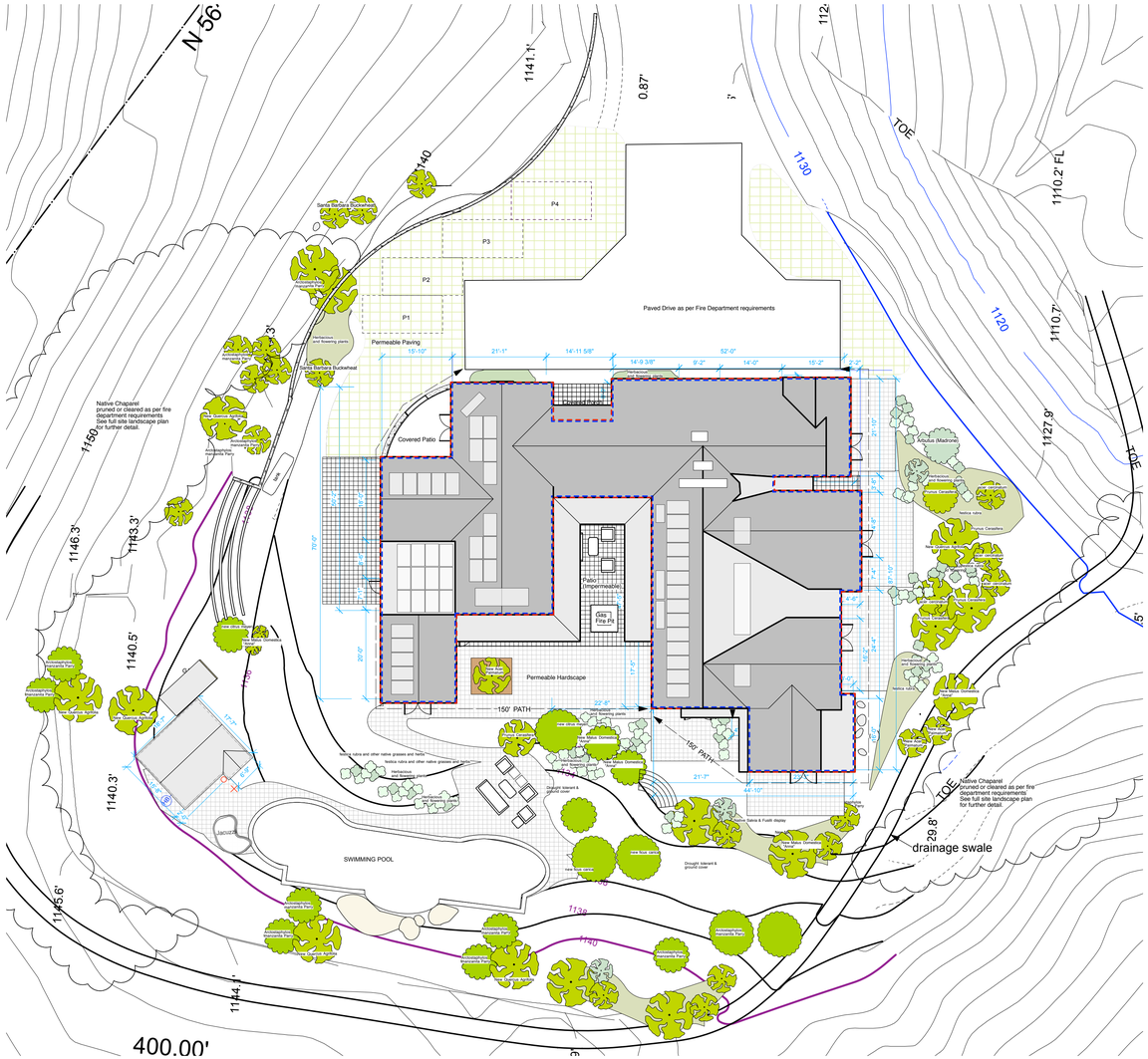
L-1.0 COMBINED

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7955
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.



1820 N. TOPANGA CYN BLD LANDSCAPE ADJACENT TO BUILDINGS 1/16"=1'0"



1832 N. TOPANGA CYN BLD LANDSCAPE ADJACENT TO BUILDINGS 1/16"=1'0"

LICENSED ARCHITECT
POLLY OSBORNE
C-19069
RENEWAL
SIGNATURE
STATE OF CALIFORNIA

Osborne ARCHITECTS
p 310.477.2855
f 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

CONTACT INFORMATION

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

INFO

Drawing Title
Drawn By
Issue Checked By LM/PO
Date 02/24/14
Plot Date

L-2 COMBINED

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

VICINITY/ LAND USE MAP. SCALE 1: 5000

GENERAL NOTES

ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN # 5251

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current *Fuel Modification Plant List* available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B, 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure.
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least $500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of $648.

Name (Print)	Signature	Date
Name (Print)	Signature	Date

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:
Parcel 1, in the County of Los Angeles, State of California, as shown on the record of survey map of a portion of Lot 17, Tract No. 3729, which Record of Survey was filed in Book 158 Page(s) 87 of Records of Survey, in the office of the County Recorder of said County. Said land is shown on Certificate of Compliance 01-055 recorded July 9, 2001 as Instrument No. 01-1181729 Official Records of said county.

Parcel B:
A non-exclusive reciprocal easement(s) as set forth in an instrument entitled "Grant of Easements and Maintenance Agreement" recorded July 16, 2004, as Instrument No. 04-1823640 of Official Records of said County.

Parcel C:
An easement for ingress and egress, fire department access, drainage and utility purposes over portions of Parcel 2 as shown on the Record of Survey Map in the County of Los Angeles recorded in Book 158 Page 87 of Records of Survey in the office of the County Recorder of said County as described in the Deed recorded October 3, 2007 as Instrument No. 20072277297, Official Records.
Assessor's Parcel No: 4434-010-019

FIRE DEPARTMENT APPROVED 7/24/14

PROJECT INFORMATION

Osborne ARCHITECTS
p 310.477.2855
f 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

BASIS OF BEARINGS:

The Bearing Of N 25^44'12" W Along The Centerline Of Topanga Canyon Blvd. As Shown On R.s. 158/87 As Recorded In The Office Of The Recorder Of Los Angeles County, State Of California, Was Used As The Basis Of Bearings For This Survey.

LEGEND

PROPERTY LINE:
STREET CENTERLINE:

TREES:
Quercus Agrifolia
Quercus Berberidifolia
Quercus Dumosa

Line of Chaparal (Low growth, chemise dominant, mixed with non native grassland, and interrupted by grading.)

Line of Chaparal (Scrub Oak dominant)

Removal Of Flammable Growth For A Min. 10' On Each Side Of Fire Road Access

PROJECT PLANNING DATA

Planning Data (UPPER HOUSE 1832)	SQFT
Square Footage of Lot (3.1 acres.)	135036
Square Footage of Main House	5958
Square Footage of Acessory Building Mechanical	305
Square Footage Storage Shed	46
Square Footage of Patios	155
Total Building Square footage	6464
Planning Data (LOWER HOUSE 1820)	
Square Footage of Lot (5.7 acres.)	248292
Square Footage of Main House	5941
Square Footage of Guest House	798.5
Square Footage of Acessory Building	360
Square Footage of Patios	564
Total Building Square ft.	7663.5

Utilities and Services

Electrical:
Southern California Edison
- Electrical to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Water:
Los Angeles County Waterworks, District 29
- Water to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Sewer:
- On site septic and seepage pit system

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 FM# 5251 Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

INFO
Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

FUEL MODIFICATION PLAN FOR 1820 TOPANGA• SCALE 1" = 40' 0"

F-1.0 1820

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a confidential basis solely for use in connection with the project hereon. Federal law prohibits the reproduction, display, sale or other disposition of this document without the express written consent of Osborne Architects.

VICINITY/ LAND USE MAP. SCALE 1: 5000

GENERAL NOTES

ASSESSMENT NOTES AND MAINTENANCE AGREEMENT FOR FUEL MODIFICATION PLAN # 5251

Zone A – Setback Zone

- Extends 20 feet beyond the edge of any combustible structure, accessory structure, appendage or projection. Overhangs or other parts of the structure not accurately reflected on the plans may negate the approval of plant location on the approved plan.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall consist primarily of green lawns, ground covers not exceeding 6 inches in height, and adequately spaced shrubs. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Plants in Zone A shall be inherently highly fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval. Final or revised Plans submitted after 6 months from the initial submittal will have plants in all zones evaluated based on the most current *Fuel Modification Plant List* available from the Fuel Modification Unit.
- Except for dwarf varieties or mature trees small in stature, trees are generally **not recommended** within Zone A.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site.
- Vines and climbing plants shall not be allowed on any combustible structure requiring review.

Zone B – Irrigated Zone

- Extends from the outermost edge of Zone A to 100 feet from structure.
- Irrigation by automatic or manual systems shall be provided to landscaping to maintain healthy vegetation and fire resistance.
- Landscaping and vegetation in this zone shall typically consist primarily of green lawns, ground covers, and adequately spaced shrubs and trees.
- Unless otherwise approved, Ground covers shall be maintained at a height not to exceed 6 inches in Zone B, 12 inches is acceptable within 50 feet of a structure and 18 inches beyond 50 feet in Zone B if it is on a slope. The overall characteristics of the landscape shall provide adequate defensible space in a fire environment. Specimen native plants may be approved to remain if properly maintained for adequate defensible space. Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- Plants in Zone B shall typically be fire resistant and spaced appropriately. Species selection should be made referencing the Fuel Modification Plant List. Other species may be utilized subject to approval.
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment.
- Target species will typically not be allowed within 30 or more feet of combustible structures and may require removal if existing on site. This distance may extend to 50 feet if the situation dictates.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Zone C – Native Brush Thinning Zone

- Extends from the outermost edge of Zone B up to 200 feet from structure.
- Required thinning and clearance will be determined upon inspection. Required clearance may increase to the maximum allowed by the Fire Code as needed because of vegetation growth.
- Irrigation systems are not required for this zone if it consists entirely of native plants. (Native plants are generally not compatible with regular, un-seasonal supplemental water.)
- Vegetation in this zone may consist of modified existing native plants, adequately spaced ornamental shrubs and trees, or both. There may also be replacement landscape planting with ornamental or native species to meet minimum slope coverage requirements of City or County agencies or other Landscape or Hillside ordinances. In all cases the overall characteristics of the landscape shall provide adequate defensible space in a fire environment
- Plants in Zone C shall be spaced appropriately. Existing native vegetation shall be modified by thinning and removal of those species constituting a fire risk. These species include, but are not limited to chamise, sage, sage brush, and buckwheat.
- Annual grasses and weeds shall be maintained at a height not to exceed 3 inches.
- General spacing for existing native shrubs or groups of shrubs is 15 feet between canopies. Native plants may be thinned by reduced amounts as the distance from development increases.
- General spacing for existing native trees or groups of trees is 30 feet between canopies. This distance may increase or decrease depending on the slope, arrangement of the trees in relation to slope, and the species of tree.

Fire Access Road Zone

- Extends a minimum of 10 feet from the edge of any public or private roadway that may be used as access for fire-fighting apparatus or resources.
- Clear and remove flammable growth for a minimum of 10 feet on each side of Fire Access Roads. (Fire Code 325.10) Additional clearance beyond 10 feet may be required upon inspection.
- Fire access roads, driveways and turnarounds shall be maintained in accordance with fire code. Fire Access Roads shall have unobstructed vertical clearance for a width of 20 feet. (Fire Code 503.2.1)
- Landscaping and native plants within the Fire Access Road Zone shall be appropriately spaced and maintained to provide safe egress in wildland fire environments.
- All trees, unless otherwise approved, shall be planted far enough from structures and Fire Department accesses as to not overhang any structure or access at maturity.

Maintenance

Routine maintenance shall be regularly performed in all zones. Requirements include but are not limited to those items in the Fuel Modification Guidelines and those outlined below:

- Removal or thinning of undesirable combustible vegetation and removal of dead or dying landscaping to meet minimum brush clearance requirements.
- Pruning and thinning to reduce the overall fuel load and continuity of fuels.
- Fuel loads shall be reduced by pruning lower branches of trees and tree-form shrubs to 1/3 of their height, or 6 feet from lowest hanging branches to the ground, to help prevent fire from spreading and make maintenance easier. Trees with understory plants should be limbed up at least three times the height of the underlying vegetation or up to a height of 40 feet, whichever is less, to help prevent fire from spreading upward into the crown.
- Accumulated plant litter and dead wood shall be removed. Debris and trimmings produced by thinning and pruning should be removed from the site or chipped and evenly dispersed in the same area to a maximum depth of 6 inches.
- All invasive species and their parts should be removed from the site.
- Manual and automatic irrigation systems shall be maintained for operational integrity and programming. Effectiveness should be regularly evaluated to avoid over or under-watering.
- Compliance with the Fire Code is a year-round responsibility. Enforcement will occur following inspection by the Fire Department. Annual inspections for brush clearance code requirements are conducted following the natural drying of grasses and fine fuels, between the months of April and June depending on geographic region. Inspection for compliance with an approved Fuel modification Plan may occur at any time of year.
- Brush Clearance enforcement issues on adjacent properties should be directed to the County of Los Angeles Fire Department's Brush Clearance Unit at (626) 969-2375.
- All future plantings shall be in accordance with the County of Los Angeles Fire Department Fuel Modification Guidelines and approved prior to installation. Changes to the approved plan which require an additional plan review will incur a plan review fee.
- Questions regarding landscape planting and maintenance with regard to fire safety should be directed to the Fire Department's Fuel Modification Unit at (626) 969-5205.

Long Term Maintenance Agreement

The property owner(s) agree to be responsible for the long-term maintenance of this Fuel Modification plan, as described herein. A Covenant & Agreement identifying the applicable Fuel Modification Plan will be recorded on the parcel(s) or CC&R's approved, prior to occupancy being granted. Notification of Fuel Modification requirements is to be made upon sale to new owners. Proposed changes to the Final Fuel Modification plan must be submitted to the Fuel Modification Unit for approval, prior to implementation. Plans will be reviewed based on the current plant list. Regular inspections will be performed by the Fire Department to ensure compliance with the approved plan. Failure to comply with the Fuel Modification Plan requirements may result in an Administrative Fine of at least $500 per violation, as well as possible liens, assessments, and legal action. Violations may also be corrected at the owners expense with the cost placed on the property tax bill with the addition of an Abatement Enforcement Cost of $648.

Name (Print)	Signature	Date

Name (Print)	Signature	Date

Approval of this Fuel Modification Plan constitutes approval for only those Codes reviewed as part of the Fuel Modification process and does not replace the needed approval of any other office or agency with jurisdiction and review responsibility for those items which may or may not be illustrated on the plan.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:
Parcel 1, in the County of Los Angeles, State of California, as shown on the record of survey map of a portion of Lot 17, Tract No. 3729, which Record of Survey was filed in Book 158 Page(s) 87 of Records of Survey, in the office of the County Recorder of said County. Said land is shown on Certificate of Compliance 01-055 recorded July 9, 2001 as Instrument No. 01-1181729 Official Records of said county.

Parcel B:
A non-exclusive reciprocal easement(s) as set forth in an instrument entitled "Grant of Easements and Maintenance Agreement" recorded July 16, 2004, as Instrument No. 04-1823640 of Official Records of said County.

Parcel C:
An easement for ingress and egress, fire department access, drainage and utility purposes over portions of Parcel 2 as shown on the Record of Survey Map in the County of Los Angeles recorded in Book 158 Page 87 of Records of Survey in the office of the County Recorder of said County as described in the Deed recorded October 3, 2007 as Instrument No. 20072277297, Official Records.
Assessor's Parcel No: 4434-010-019

FIRE DEPARTMENT APPROVED 7/24/14

PROJECT INFORMATION

Osborne ARCHITECTS
p 310.477.2855
f 310.477.7765
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com

BASIS OF BEARINGS:

The Bearing Of N 25^44'12" W Along The Centerline Of Topanga Canyon Blvd. As Shown On R.s. 158/87 As Recorded In The Office Of The Recorder Of Los Angeles County, State Of California, Was Used As The Basis Of Bearings For This Survey.

LEGEND

PROPERTY LINE:
STREET CENTERLINE:

TREES:
Quercus Agrifolia
Quercus Berberidifolia
Quercus Dumosa

Line of Chaparal (Low growth, chemise dominant, mixed with non native grassland, and interrupted by grading.)

Line of Chaparal (Scrub Oak dominant)

Removal Of Flammable Growth For A Min. 10' On Each Side Of Fire Road Access

PROJECT PLANNING DATA

Planning Data (UPPER HOUSE 1832)	SQFT
Square Footage of Lot (3.1 acres.)	135036
Square Footage of Main House	5958
Square Footage of Acessory Building Mechanical	305
Square Footage Storage Shed	46
Square Footage of Patios	155
Total Building Square footage	6464
Planning Data (LOWER HOUSE 1820)	
Square Footage of Lot (5.7 acres.)	248292
Square Footage of Main House	5941
Square Footage of Guest House	798.5
Square Footage of Acessory Building	360
Square Footage of Patios	564
Total Building Square ft.	7663.5

Utilities and Services

Electrical:
Southern California Edison
- Electrical to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Water:
Los Angeles County Waterworks, District 29
- Water to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Sewer:
- On site septic and seepage pit system

FUEL MODIFICATION PLAN · SCALE 1" = 40' 0"

FUEL MODIFICATION PLAN FOR 1832 TOPANGA· SCALE 1" = 40' 0"

CONTACT INFORMATION

APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

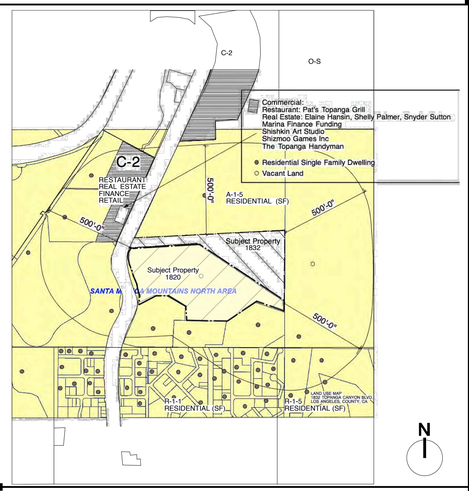
PROJECT INFORMATION

Carrie L. & William Carrier, Owners
FM# 5252 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

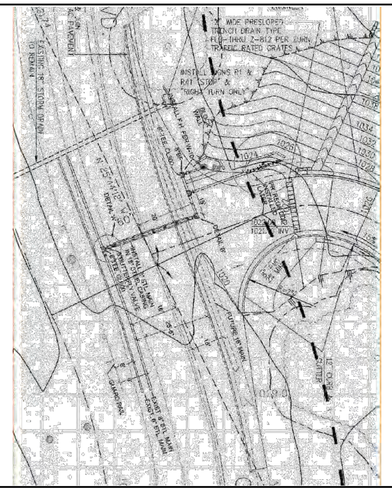
INFO
Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

F-1.0 1832

Copyright Notice: This material is owned by, and is the sole and exclusive property of Osborne Architects and is supplied to the client on a nonlimited basis solely for use in connection with the project shown. Reuse or publication by any method, in whole or in part, other than with the prior written consent of Osborne Architects is prohibited. Title to these plans and specifications remains in Osborne Architects during the course of construction and in any event until paid for. Visual contact with these plans and specifications shall constitute prima facie evidence of acceptance of these restrictions.



VICINITY/ LAND USE MAP. SCALE 1: 5000



UTILITIES AND SERVICES

GENERAL NOTES

ROAD SHALL BE ALL WEATHER ACCESS AS PER SECTION 503 OF THE FIRE CODE
PLEASE SEE PREVIOUS PERMIT FOR ACCESS ROAD TO 1820 N. TOPANGA CANYON BLVD.
NOTE GUEST HOUSE DISTANCE OF 150' TO THE FIRE TRUCK TURN AROUND
FIRE TRUCK TURN AROUND OF "INTERMEDIATE" DESIGN
DRIVEWAY SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE CODE
VEHICULAR ACCESS MUST BE MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION FOR FIRE HYDRANTS.
FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
APPROVED STREET SIGNS AND BUILDING ACCESS NUMBERS SHALL BE PROVIDED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
A NEW FIRE HYDRANT MAY BE REQUIRED AT TOPANGA CANYON BOULEVARD. VERIFY WITH FIRE DEPARTMENT.
A NEW FIRE HYDRANT WILL BE REQUIRED AND IS SHOWN ON SITE.
HYDRANTS SHALL HAVE A FLOW OF 1250 GALLONS PER MINUTE AT 20 PSI FOR DURATION OF TWO HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND AND
ADDITIONAL FLOW AS REQUIRED BY THE BUILDING DEPARTMENT DUE TO SIZE OF BUILDING & TYPE OF CONSTRUCTION:
(Upper: 3412 SF, Lower: 2529 SF=5941 SF total. as per planning data on page A0.0. Type V construction.)
ONE PUBLIC FIRE HYDRANT MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW.
ALL HYDRANTS SHALL MEASURE 6"X4"X2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.
ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOSANGELES GOVERNMENT CODE & COUNTY OF LOS ANGELES FIRE CODE.
MAINS SHALL BE A MINIMUM OF 6" DIAMETER.
ARRANGEMENT TO MEET THESE REQUIREMENTS MUST BE MADE WITH THE WATER PURVEYOR SERVING THE AREA.

PROJECT PLANNING DATA

Planning Data (UPPER HOUSE 1832)	SQFT
Square Footage of Lot (3.1 acres.)	135036
Square Footage of Main House	5958
Square Footage of Acessory Building Mechanical	305
Square Footage Storage Shed	46
Square Footage of Patios	155
Total Building Square footage	6464
Planning Data (LOWER HOUSE 1820)	
Square Footage of Lot (5.7 acres.)	248292
Square Footage of Main House	5941
Square Footage of Guest House	798.5
Square Footage of Acessory Building	360
Square Footage of Patios	564
Total Building Square ft.	7663.5

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

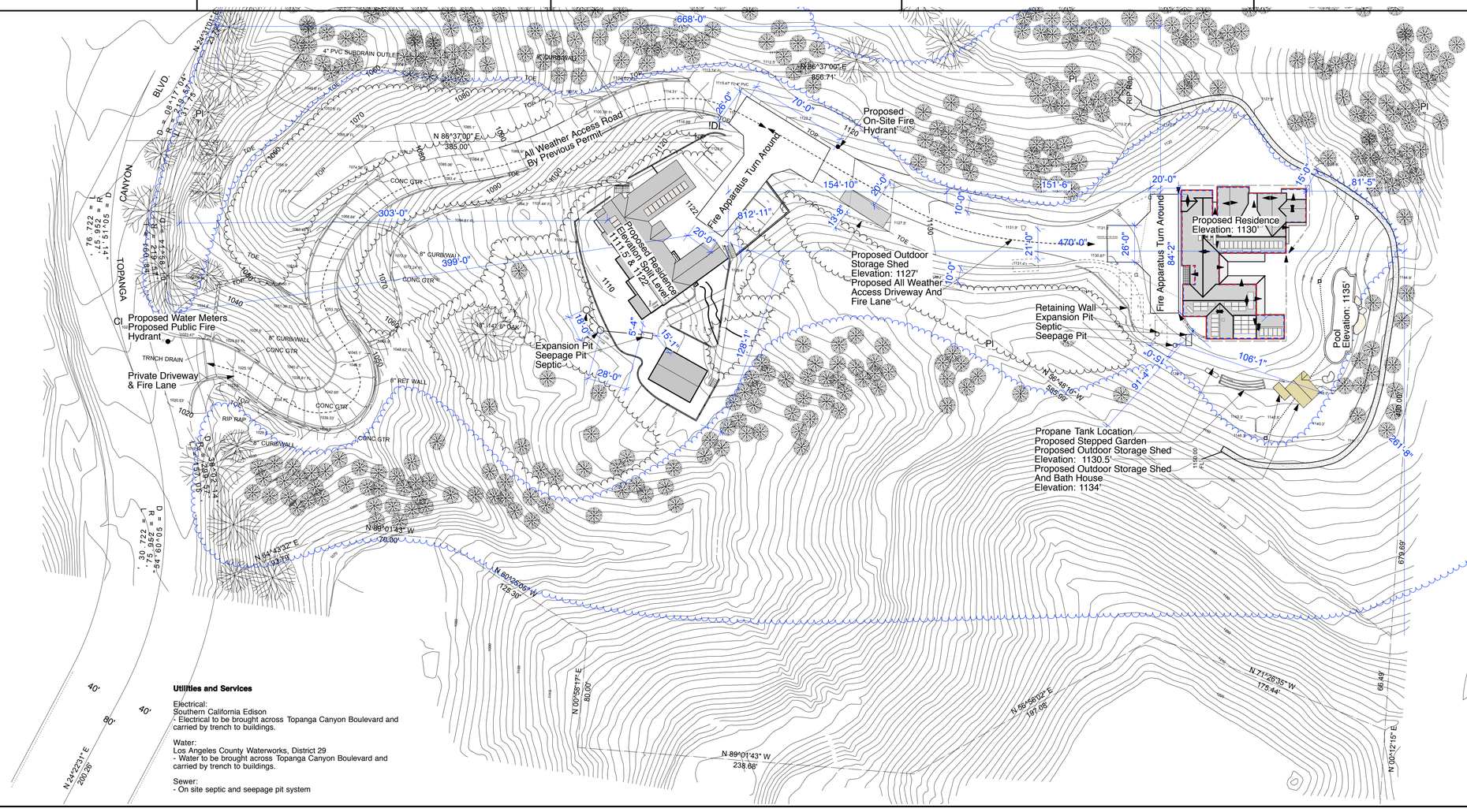
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:
Parcel 1, in the County of Los Angeles, State of California, as shown on the record of survey map of a portion of Lot 17, Tract No. 3729, which Record of Survey was filed in Book 158 Page(s) 87 of Records of Survey, in the office of the County Recorder of said County. Said land is shown on Certificate of Compliance 01-055 recorded July 9, 2001 as Instrument No. 01-1181729 Official Records of said county.

Parcel B:
A non-exclusive reciprocal easement(s) as set forth in an instrument entitled "Grant of Easements and Maintenance Agreement" recorded July 16, 2004, as Instrument No. 04-1823640 of Official Records of said County.

Parcel C:
An easement for ingress and egress, fire department access, drainage and utility purposes over portions of Parcel 2 as shown on the Record of Survey Map in the County of Los Angeles recorded in Book 158 Page 87 of Records of Survey in the office of the County Recorder of said County as described in the Deed recorded October 3, 2007 as Instrument No. 20072277297, Official Records. Assessor's Parcel No: 4434-010-019

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7955
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com



Utilities and Services

Electrical:
Southern California Edison
- Electrical to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Water:
Los Angeles County Waterworks, District 29
- Water to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Sewer:
- On site septic and seepage pit system

CONTACT INFORMATION
APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd., Ste D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

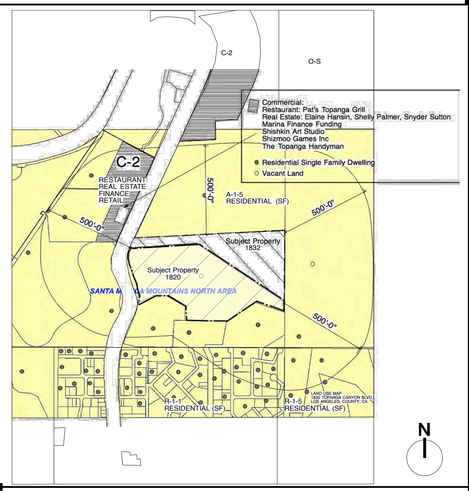
North

INFO
Drawing Title
Drawn By
Checked By LM/PO
Date 02/24/14
Plot Date

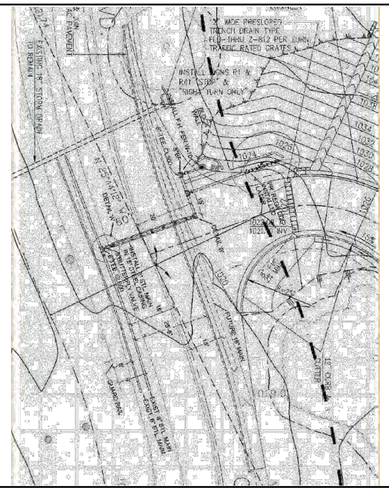
PROPOSED SITE PLAN PER COUNTY OF LOS ANGELES FIRE DEPARTMENT REQUIREMETS · SCALE 1" = 40' 0"

F-2.0 COMBINED

Copyright Notice: This material is owned by and is the sole and exclusive property of Osborne Architects and is supplied to the client on a nonfiduciary basis solely for use in connection with the project shown. Retention or publication, reproduction, exploitation or other dispositions of this material without the express written consent of Osborne Architects is prohibited.



VICINITY/ LAND USE MAP. SCALE 1: 5000



UTILITIES AND SERVICES

GENERAL NOTES

ROAD SHALL BE ALL WEATHER ACCESS AS PER SECTION 503 OF THE FIRE CODE
PLEASE SEE PREVIOUS PERMIT FOR ACCESS ROAD TO 1820 N. TOPANGA CANYON BLVD.
NOTE GUEST HOUSE DISTANCE OF 150' TO THE FIRE TRUCK TURN AROUND
FIRE TRUCK TURN AROUND OF "INTERMEDIATE" DESIGN
DRIVEWAY SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE CODE
VEHICULAR ACCESS MUST BE MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION FOR FIRE HYDRANTS.
FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
APPROVED STREET SIGNS AND BUILDING ACCESS NUMBERS SHALL BE PROVIDED TO THE FIRE DEPARTMENT PRIOR TO OCCUPANCY.
A NEW FIRE HYDRANT MAY BE REQUIRED AT TOPANGA CANYON BOULEVARD. VERIFY WITH FIRE DEPARTMENT.
A NEW FIRE HYDRANT WILL BE REQUIRED AND IS SHOWN ON SITE.
HYDRANTS SHALL HAVE A FLOW OF 1250 GALLONS PER MINUTE AT 20 PSI FOR DURATION OF TWO HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND AND
ADDITIONAL FLOW AS REQUIRED BY THE BUILDING DEPARTMENT DUE TO SIZE OF BUILDING & TYPE OF CONSTRUCTION:
(Upper: 3412 SF, Lower: 2529 SF=5941 SF total. as per planning data on page A0.0. Type V construction.)
ONE PUBLIC FIRE HYDRANT MAY BE USED TO ACHIEVE THE REQUIRED FIRE FLOW.
ALL HYDRANTS SHALL MEASURE 6"X4"X2-1/2" BRASS OR BRONZE, CONFORMING TO CURRENT AWWA STANDARD C503 OR APPROVED EQUAL.
ALL HYDRANTS SHALL BE INSTALLED IN CONFORMANCE WITH TITLE 20, COUNTY OF LOSANGELES GOVERNMENT CODE & COUNTY OF LOS ANGELES FIRE CODE.
MAINS SHALL BE A MINIMUM OF 6" DIAMETER.
ARRANGEMENT TO MEET THESE REQUIREMENTS MUST BE MADE WITH THE WATER PURVEYOR SERVING THE AREA.

PROJECT PLANNING DATA

Planning Data (UPPER HOUSE 1832)	SQFT
Square Footage of Lot (3.1 acres.)	135036
Square Footage of Main House	5958
Square Footage of Acessory Building Mechanical	305
Square Footage Storage Shed	46
Square Footage of Patios	155
Total Building Square footage	6464
Planning Data (LOWER HOUSE 1820)	
Square Footage of Lot (5.7 acres.)	248292
Square Footage of Main House	5941
Square Footage of Guest House	798.5
Square Footage of Acessory Building	360
Square Footage of Patios	564
Total Building Square ft.	7663.5

APPROVED 8/23/13

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

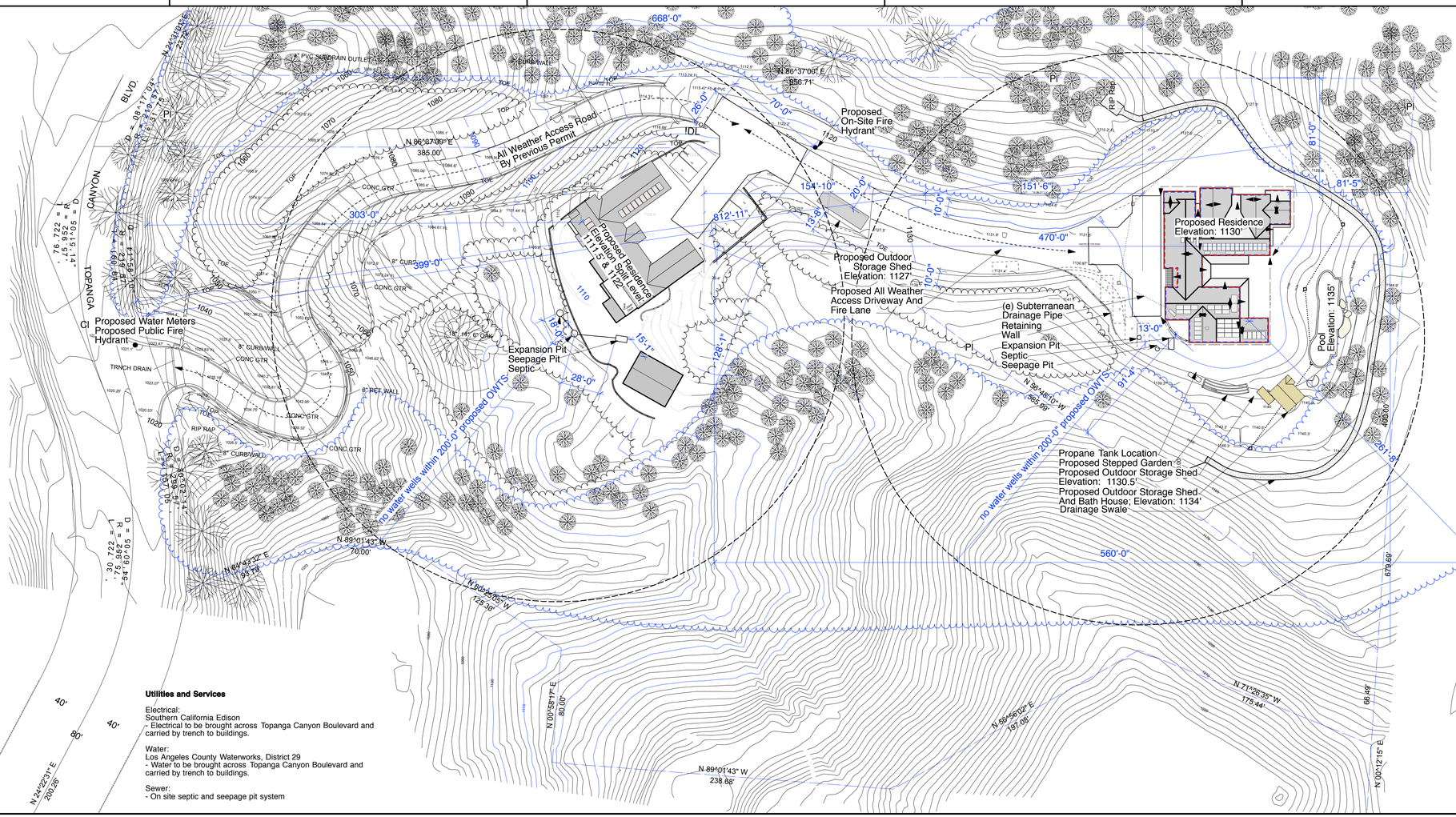
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A:
Parcel 1, in the County of Los Angeles, State of California, as shown on the record of survey map of a portion of Lot 17, Tract No. 3729, which Record of Survey was filed in Book 158 Page(s) 87 of Records of Survey, in the office of the County Recorder of said County. Said land is shown on Certificate of Compliance 01-055 recorded July 9, 2001 as Instrument No. 01-1181729 Official Records of said county.

Parcel B:
A non-exclusive reciprocal easement(s) as set forth in an instrument entitled "Grant of Easements and Maintenance Agreement" recorded July 16, 2004, as Instrument No. 04-1823640 of Official Records of said County.

Parcel C:
An easement for ingress and egress, fire department access, drainage and utility purposes over portions of Parcel 2 as shown on the Record of Survey Map in the County of Los Angeles recorded in Book 158 Page 87 of Records of Survey in the office of the County Recorder of said County as described in the Deed recorded October 3, 2007 as Instrument No. 20072277297, Official Records. Assessor's Parcel No: 4434-010-019

Osborne ARCHITECTS
P 310.477.2855
F 310.477.7955
1525 S. Sepulveda Blvd. Ste.D, Los Angeles, CA 90025
www.osbornearchitects.com



Utilities and Services

Electrical:
Southern California Edison
- Electrical to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Water:
Los Angeles County Waterworks, District 29
- Water to be brought across Topanga Canyon Boulevard and carried by trench to buildings.

Sewer:
- On site septic and seepage pit system

PROPOSED SITE PLAN PER COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS• SCALE 1" = 40' 0"

CONTACT INFORMATION
APPLICANT
Osborne Architects
1525 S. Sepulveda Blvd, Ste. D
Los Angeles, CA 90025
(310) 477-2855
www.osbornearchitects.com

SURVEY
Pat Clemons
1167 Lawrence Drive. Ste B
Newbury Park CA 91320
pat@clemonssurveying.com

PROJECT INFORMATION

Carrie L. & William Carrier, Owners
1820 & 1832 N. Topanga Canyon Blvd.
Topanga CA 90290
APN 4434-010-019; APN 4434-010-020

INFO
Drawing Title
Drawn By
Issue
Checked By LM/PO
Date 02/24/14
Plot Date

H-1.0 COMBINED

EXISTING OAK TREE

EXISTING OAK TREE

EXISTING OAK TREE # 5A, 12" DIA TO REMAIN.

EXISTING 12" WIDE PRESLOPED TRENCH DRAIN. TRAFFIC RATED GRATES.

SAWCUT & JOIN EXISTING AC PAVEMENT

EXISTING OAK

EXISTING INLET TO REMAIN. PROTECT IN PLACE.

INSTALL SIGNS R1 & R41 "STOP" & "RIGHT TURN ONLY"

EXISTING 18" STORM DRAIN TO REMAIN

EXISTING RETAINING WALL

EXISTING 12" CURB & GUTTER

EXISTING DRIVEWAY PER CALTRANS SPECIAL PROVISION "J" PER ENCROACHMENT PERMIT 706-6RS-1678

EXISTING AC PAVEMENT WIDTH VARIES

JOIN EXISTING SWALE

EXISTING SWALE TO REMAIN

TOPANGA CANYON BLVD.

EXISTING DRIVEWAY

30' WIDE EASEMENT FOR INGRESS, EGRESS, FIRE DEPARTMENT ACCESS, DRAINAGE AND UTILITY PURPOSES

EXISTING OAK TREE

EXISTING OAK TREE

PROPOSED BUILDING

PROPOSED A.C. DRIVEWAY. CURRENTLY GRADED ONLY

PROPOSED FIRE APPARATUS TURN AROUND

EXISTING OAK TREE # 2. 18" DIA TO REMAIN

EXISTING OAK TREE # 1. 13" DIA TO REMAIN

PROPOSED FIRE APPARATUS TURN AROUND

PROPOSED BUILDING

1126.50 FS

1127.80 FG

1128.00 FG

1132.30 FS

1132.20 FS

1132.46 FS

1150.00 FL

FH

PIT

S86°37'00"W 856.71

385.00 N86°37'00"E

20' MIN

2:1 CUT

2:1 FILL

2% CUT

2% FILL

S25.96 S26°48'10"E

400.00 N07°21'57"E

70.00 N89°01'43"W

93.09 S64°41'32"W

47.19

121.35

125.30 N60°25'05"W

80.00 N0°58'17"E

238.68 N89°01'43"W

197.08 N56°38'02"W

175.44 N71°26'35"W

65.19

R=25'

R=25'

R=25'

BLVD.

CANYON

TOPANGA

60'

80'

PLAN

SCALE: 1" = 30'

30' 15' 0' 30' 60'

GRAPHIC SCALE

BASIS OF BEARINGS – THE BEARING OF N25°44'12"W ALONG CENTERLINE OF TOPANGA CYN. BLVD. AS SHOWN ON R.S. 158/87 AS RECORDED IN THE OFFICE OF RECORDER OF LOS ANGELES COUNTY, STATE O CALIFORNIA.

BENCH MARK – CONCRETE SLAB AT SOUTHWESTERLY BUILDING CORNER @2326 N. TOPANGA CANYON BLVD., ELEVATION – 1233.30

NOTE:

1. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE DEVICES AND PROVIDING PROPER LANDCAPING.
2. PROPOSED BUILDINGS WILL BE LOCATED ON PREVIOUSLY GRADED PADS PER GR 0604170004 AND GR 0604180002 FINAL GRADING WILL BE REQUIRED TO ACCOMMODATE NEW BUILDINGS. PROJECT INTENT IS TO BALANCE EARTHWORKS ON SITE. PRELIMINARY EARTHWORK

QUANTITIES ARE ESTIMATED AS

CUT – 500 CY FILL – 500 CY

PREPARED UNDER THE DIRECTION OF :

02-24-14

FELIX LEVITAS, RCE 62311

GRUTMAN · MAZLER · ENGINEERING, INC.

GM Engineering

civil engineers, land surveyors & general contractors

GM ENGINEERING, 14550 HAYNES ST. SUITE 100, VAN NUYS, CA 91411
tel. (818) 908-3324 fax#1 (818) 908-3308 fax#2 (818) 908-3304 gm@gmengineering.com

REVISIONS	NO.	DATE	ENGR.

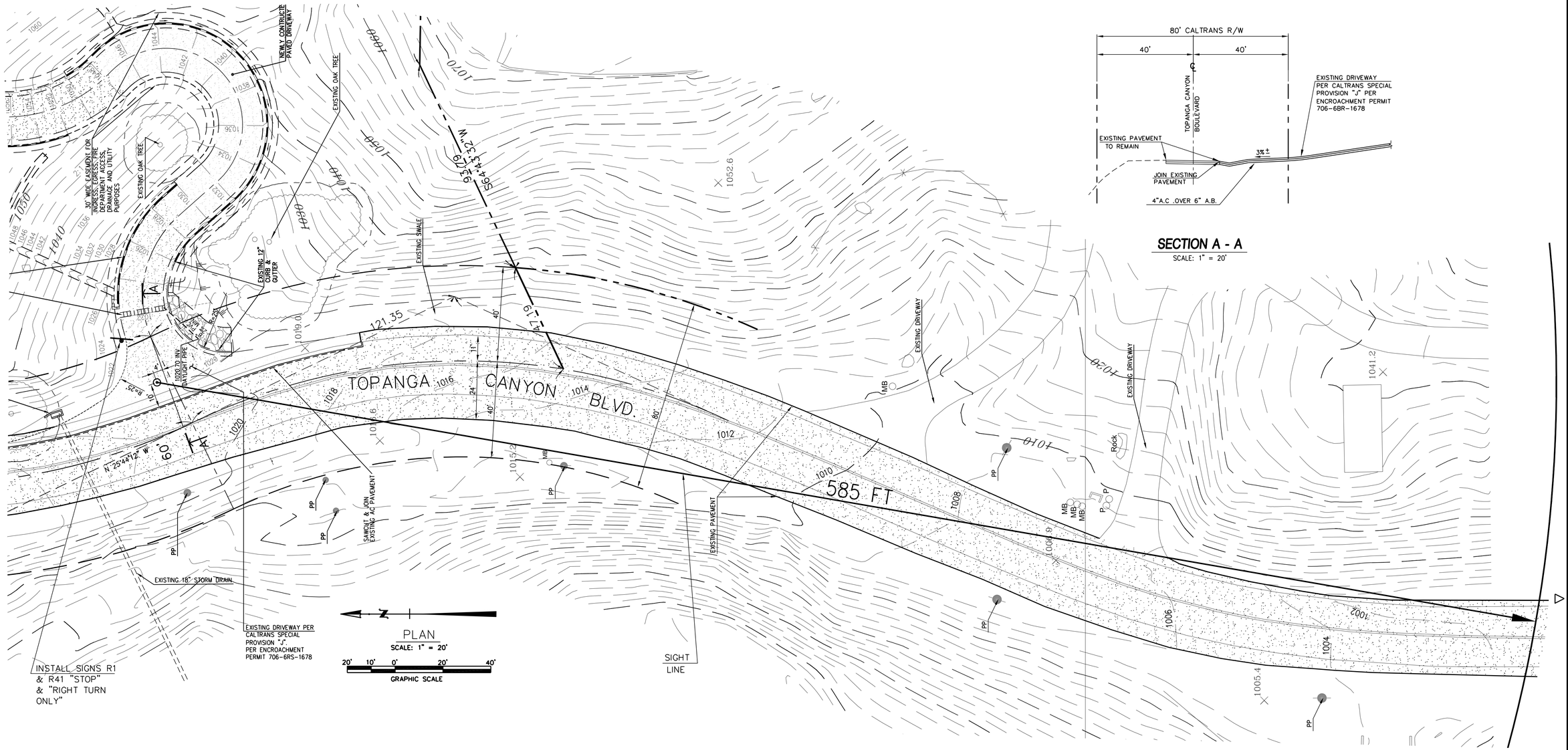
DATE 10-21-13
DRAWN S.O.
DESIGNED F.L.
CHECKED F.L.

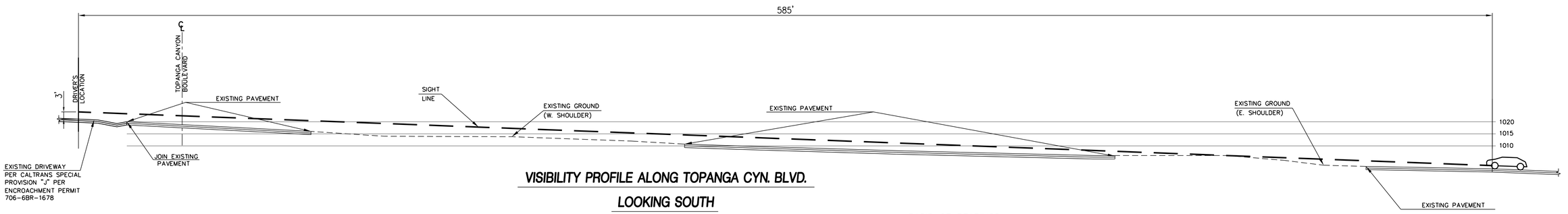
PREPARED EXCLUSIVELY FOR: CARRIE L. & WILLIAM CARRIER

SHEET TITLE: 1820, 1832 TOPANGA CANYON BLVD. CONCEPTUAL GRADING PLAN

SHEET NO. 1 OF 1 SHEETS

JOB NO.





VISIBILITY PROFILE ALONG TOPANGA CYN. BLVD.

LOOKING SOUTH

SCALE: 1" = 20'

NOTE:

PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE DEVICES AND PROVIDING PROPER LANDCAPING.

BASIS OF BEARINGS – THE BEARING OF N25°44'12"W ALONG CENTERLINE OF TOPANGA CYN. BLVD. AS SHOWN ON R.S. 158/87 AS RECORDED IN THE OFFICE OF RECORDER OF LOS ANGELES COUNTY, STATE O CALIFORNIA.

BENCH MARK – CONCRETE SLAB AT SOUTHWESTERLY BUILDING CORNER @2326 N. TOPANGA CANYON BLVD., ELEVATION – 1233.30

REGISTERED PROFESSIONAL ENGINEER FELIX LEVITAS No. 62311 EXP. 09-30-2015 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF :

02-24-14

FELIX LEVITAS, RCE 62311

GRUTMAN - MAZLER ENGINEERING, INC.
GM Engineering
civil engineers, land surveyors & general contractors
GM ENGINEERING, 14550 HAYNES ST., SUITE 100, VAN NUYS, CA 94411
tel. (818) 908-8824 fax#1 (818) 908-3038 fax#2 (818) 908-3814 gm@gmengineering.com

NO.	REVISIONS	ENG'R.	DATE

DATE 10-21-13
DRAWN S.O.
DESIGNED F.L.
CHECKED F.L.

PREPARED EXCLUSIVELY FOR:
CARRIE L. & WILLIAM CARRIER

SHEET TITLE:
1820, 1832 TOPANGA CANYON BLVD.
VISIBILITY EXHIBIT

SHEET NO. 1 OF 1 SHEETS

JOB NO.

REV. 6 DATE 02/07/14 SF C:\Land Projects\13101110\dwg_EXHIBIT.DWG SOFIA3 15:00:31 02/24/14