

CALIFORNIA COASTAL COMMISSION

South Central Coast District Office
89 South California Street, Suite 200
Ventura, California 93001-2801
(805) 585-1800 FAX (805) 641-1732



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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 06, 2014

TO: Commissioners and Interested Parties
FROM: John (Jack) Ainsworth, South Central Coast District Senior Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the October 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Central Coast District.

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-14-0879-W City of Goleta</p>	<p>Installation of a bus stop within the Hollister Avenue right-of-way, including bus turnout, curb, gutter, sidewalk, bus shelter, bench, trash receptacle, relocation of two recently planted trees, and approximately 60 cubic yards of grading (25 cu. yds. cut, 35 cu. yds. fill).</p>	<p>Within the Hollister Avenue right-of-way, immediately adjacent to the south side of Hollister Avenue and Southeast of the intersection of Cathedral Oaks Road and Hollister Avenue, Goleta</p>
<p>4-14-1514-W Los Angeles County Dept. of Beaches & Harbors</p>	<p>Construction of one seasonal sand berm that is approximately 200 feet long, 36 feet wide, and 5 feet high (comprising approximately 1,111 cu. yds. of sand) that is oriented in a northwest-southeast direction and is constructed of sand collected from the immediate vicinity. If necessary after winter storms, approximately 250-500 cu. yds. of sand will be imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors. The berm will be constructed on dry sand prior to the breaching of Malibu Lagoon. The applicant will retain the services of a qualified biologist or environmental resources specialist with appropriate qualifications to survey the project site prior to construction and to monitor all construction activities in order to avoid impacts to the federally listed Western Snowy Plover, to ensure that no activities occur if there is any grunion spawning activity, and to avoid or minimize impacts to beach wrack. Construction materials, equipment, or debris will not be stored where it will be or could potentially be subject to wave erosion and dispersion. The sand berm will be removed prior to Memorial Day weekend in 2015 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.</p>	<p>Malibu Lagoon (Surfrider Beach) Malibu</p>

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-10-066-A1 City of Santa Barbara, Waterfront Department</p>	<p>Authorize the construction of a seasonal 950 linear ft., 7 ft. high sand berm at Leadbetter Beach and a 725 linear ft., 7 ft. high sand berm between the mouth of Mission Creek and Stearn's Wharf. In addition the proposed amendment would include specific changes to the previously required special conditions.</p>	<p>State Street & Cabrillo Blvd., Santa Barbara</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-02-220-E10 Attn: Amanda Markham</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a new two story, 7,665 sq. ft. single family residence including an attached 605 sq. ft. garage, a detached single story, 865 sq. ft. garage made of non-combustible materials, pool/jacuzzi, driveway, septic system and 3,900 cu. yds. of grading (3,800 cu. yds. cut and 100 cu. yds. fill). AMENDED TO: (1) reduction in size of the previously approved single-family residence from 7,665 sq. ft. to 3,752 sq. ft.; (2) relocation of the 3,752 sq. ft. residence and septic system approximately 200 ft. farther northwest, closer to Schueren Road; (3) reduction in grading from 3,900 cu. yds. to 3,827 cu. yds. (3,827 cu. yds. cut, 0 cu. yds. fill); (4) reduction in size of the detached garage from 865 sq. ft. to 731 sq. ft.; (5) deletion of the pool/Jacuzzi; (6) deletion of the attached garage; and (7) addition of a 711 sq. ft. deck on the second level of the residence.</p>	<p>800 Schueren Road, Malibu</p>
<p>4-06-171-E5 Attn: David Brown</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2-story, 7,306 sq. ft. single family home, with detached 3,737 sq. ft. garage, attached 308 sq. ft. garage, driveway, septic system, 7,500 gallon water tank, retaining walls, pool, 70' x 55' metal corral, 600 sq. ft., 25 ft. tall barn, 2,096 cu. yds. of grading (1,048 cu. yds. cut and 1,048 cu. yds. fill), and storage of a temporary 1,200 sq. ft. construction trailer and temporary 160 sq. ft. construction storage container. The proposal also includes construction of a public trail and offer-to- dedicate a public trail easement.</p>	<p>2195 Little Las Flores Drive, Topanga</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>4-07-035-E5 Attn: Richard & Lois Love</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).</p>	<p>25621 Wild Rose Drive, Calabasas</p>
<p>4-08-080-E4 Attn: Eric Horsted</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.</p>	<p>2118 Rock View Terrace, Topanga</p>
<p>4-10-104-E1 ELN Malibu, LLC</p>	<p>TIME EXTENSION ON A PREVIOUSLY ISSUED CDP for construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). AMENDED TO: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. of fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).</p>	<p>27835 Borna Drive, Malibu</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-12-037-E1

L. Elsie, LLC

TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 4,327 sq. ft. single family residence, 1,348 sq. ft. detached three-car garage and workshop, 742 sq. ft. guesthouse, trellis, driveway, turnaround, septic system, swimming pool, spa, retaining walls, well, water tank, landscaping, widening of Will Geer Road from 16 ft. to 20 ft., revegetation of an approximately 10,000 sq. ft. cleared area, and approximately 344 cu. yds. of grading (222 cu. yds. cut, 122 cu. yds. fill). AMENDED TO: Redesign single family residence, guest house, driveway alignment and footprint, septic and well location, and landscaping. Modify the fuel modification plan accordingly. Decrease habitable square footage from 4,327 sq. ft. to 3,250 sq. ft., decrease guest house from 742 sq. ft. to 690 sq. ft.; decrease the main residence from a two story 30 feet high structure to a 23 ft. high one story structure; decrease the garage from 1,348 sq. ft. to 1,346 sq. ft. and attach it to the main residence; and remove the pool from development plans. Reduce the proposed grading amount to 15 cubic feet of fill. Add a detached storage/barn structure of 1,348 sq. ft. to the proposed project within the open space restriction area.

1370 Will Geer Road, Topanga

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-4-14-0032 California Department of Transportation	Placement of a 1,600 linear foot, 20 feet high rock revetment along the undermined bluff located immediately seaward of the Pacific Coast Highway and repair/reconstruction of an beach access trail. In addition, the emergency work also includes the placement of an approximately 40 linear feet, 12 foot high concrete sack wall in order to prevent damage to existing gas/water/sewer lines.	Pacific Coast Highway between Postmile 41.8 and 42.1, Las Tunas Beach, Malibu

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SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

Date: September 24, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0879-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

Applicant: City of Goleta

Location: Within the Hollister Avenue right-of-way, immediately adjacent to the south side of Hollister Avenue, and southeast of the intersection of Cathedral Oaks Road and Hollister Avenue

Description: Installation of a bus stop within the Hollister Avenue right-of-way, including bus turnout, curb, gutter, sidewalk, bus shelter, bench, trash receptacle, relocation of two recently planted trees, and approximately 60 cubic yards of grading (25 cu. yds. cut, 35 cu. yds. fill).

Rationale: The proposed project is intended to enhance the availability of alternative transportation opportunities in the City of Goleta. The proposed development footprint is approximately 4,000 sq. ft. and located in a previously disturbed road right-of-way. The project includes the removal and relocation of a 4" juniper tree and 4" sycamore tree that were recently planted in connection with a previously approved Coastal Development Permit. The proposed project is relatively minor in nature, and will not result in any adverse impacts to coastal resources. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of October 8, 2014. If four Commissioners object to this waiver, a coastal permit will be required. Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

Charles Lester, Executive Director

A handwritten signature in black ink, appearing to read "Shana Gray".

By: Shana Gray, Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
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**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

Date: September 30, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1514-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13238 of the California Code of Regulations.

Applicant: Los Angeles County Beaches and Harbors

Location: Malibu Lagoon (Surfrider Beach), City of Malibu, Los Angeles County


Description: Construction of one seasonal sand berm that is approximately 200 feet long, 36 feet wide, and 5 feet high (comprising approximately 1,111 cu. yds. of sand) that is oriented in a northwest-southeast direction and is constructed of sand collected from the immediate vicinity. If necessary after winter storms, approximately 250-500 cu. yds. of sand will be imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors. The berm will be constructed on dry sand prior to the breaching of Malibu Lagoon. The applicant will retain the services of a qualified biologist or environmental resources specialist with appropriate qualifications to survey the project site prior to construction and to monitor all construction activities in order to avoid impacts to the federally listed Western Snowy Plover, to ensure that no activities occur if there is any grunion spawning activity, and to avoid or minimize impacts to beach wrack. Construction materials, equipment, or debris will not be stored where it will be or could potentially be subject to wave erosion and dispersion. The sand berm will be removed prior to Memorial Day weekend in 2015 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.

Rationale: The berm is designed as a soft solution to protect the facilities of the Adamson House, including the onsite waste water treatment system, from seasonal (winter) erosion associated with the downcoast migration of the stream mouth when the lagoon has breached and remains open. The applicant proposes to retain an environmental monitor who will be present during all construction activities to ensure that the project will result in no impacts to sensitive resources that may be present in the project area. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of October 8, 2014. If four Commissioners object to this waiver, a coastal permit will be required. Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

Charles Lester, Executive Director


By: Barbara Carey, Supervising Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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VENTURA, CA 93001
(805) 585 - 1800



NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: September 30, 2014
SUBJECT: Coastal Development Permit No. 4-10-066 granted to City of Santa Barbara, Waterfront Department at Santa Barbara Harbor and Waterfront Area for:

Implementation of a comprehensive ten-year sediment management program involving dredging, beach nourishment, beach grooming, installation of lifeguard towers, and maintenance of storm drain outlets to provide optimal navigation, recreation, operation, economic, and shoreline protection conditions for Santa Barbara Harbor and Waterfront Area including Leadbetter Beach, West Beach, and East Beach. The proposed project includes dredging and disposal operations to be conducted on an as-needed basis to maintain ideal marina and beach configurations with a maximum of 500,000 cu. yds. of material to be dredged annually and a maximum ten-year volume limit of 5,000,000 cu. yds.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-10-066-A1) to the above referenced permit, which would result in the following change(s):

Authorize the construction of a seasonal 950 linear ft., 7 ft. high sand berm at Leadbetter Beach and a 725 linear ft., 7 ft. high sand berm between the mouth of Mission Creek and Stearn's Wharf. In addition, as proposed, the amendment would include the following specific changes to the previously required special conditions (Note: underline indicates text to be added):

1. The first sentence of Special Condition One (1) of CDP 4-10-066 titled "Terms of Permit" is revised as follows:

This coastal development permit is valid only for the dredging, discharge, beach grooming, storm drain maintenance, construction of Mission Creek berm and Leadbetter berm, and lifeguard tower installation operations as described in the project description unless modified by the following conditions and shall expire ten (10) years from the date of the Commission's approval of the permit.

2. The first sentence of Part B of Special Condition Four (4) "Timing and Implementation of Project Operations" is revised as follows:

B. All project operations, including operation of equipment, material placement, placement or removal of equipment or facilities, dredging, disposal, beach grooming, storm drain maintenance, berm construction, and installation of lifeguard towers shall be prohibited as follows:

...

In addition, Special Condition Four (4) is revised to add "Part C" as follows:

C. The Mission Creek sand berm may be constructed on an annual basis between October 15 and Memorial Day, only on dry sand prior to the opening of the Mission Creek Mouth. No construction or maintenance activities may occur within the estuary. The Leadbetter sand berm may be constructed, and maintained, from October 15 through Memorial Day. The Leadbetter sand berm shall be removed prior to Memorial Day to avoid impact on public recreation use of the beach. Both the Mission Creek and Leadbetter sand berms shall be constructed in accordance with all conditions of this permit, including the provisions specified in Special Condition Fifteen (15).

3. The first sentence of Special Condition Five (5) titled "Sensitive Species Monitoring" shall be revised as follows:

The applicant shall retain the services of a qualified biologist or environmental resources specialist with appropriate qualifications acceptable to the Executive Director, prior to dredging, discharge, beach nourishment, sand berm construction, or storm drain maintenance activities.

4. Special Condition Fifteen (15) titled "Limitations on Berm Activities" is added as follows:

15. Limitations on Berm Activities

Berm construction activities, including, but not limited to, excavation and deposition of sand, recontouring of sand, and berm maintenance shall be implemented in a manner that avoids the removal or disturbance of wrack to the maximum extent feasible. However, if berm maintenance activities cannot feasibly avoid removal or disturbance, wrack located within the maintenance area shall be removed for the duration of the maintenance work, and subsequently relocated to the area from which it was removed upon completion of the work. Unless temporarily relocated for the duration of maintenance work, this permit does not allow for the removal of wrack from this area with the exception that debris that is entangled in the wrack, and which poses a clear threat to public safety, may be removed by hand as needed.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

This proposed amendment involves a relatively minor revision to the previously approved project for sediment management activities along the waterfront beaches in the City of Santa Barbara for a period of 10 years. The revision is to allow for the construction of Mission Creek and Leadbetter sand berms on an annual basis for the term of the permit and revise three special conditions to allow for the construction of the sand berms, restrict the timing of sand berm construction and/or maintenance, and ensure a qualified biologist or environmental resources specialist, prior to sand berm construction, conducts a survey of the project site to determine the presence and behavior of any sensitive species on the project site. Specifically, the amendment, as proposed, provides that the construction of the sand berms may only occur between October 15 and Memorial Day each year. As proposed, the Mission Creek sand berm may only be constructed on dry sand prior to the opening of Mission Creek mouth and no construction activities may occur within the estuary. The Leadbetter sand berm may be constructed and maintained from October 15 through Memorial Day, and shall be

removed prior to Memorial Day to avoid impact on public recreation use of the beach. Additionally, the proposed amendment includes the addition of Special Condition 15 (Limitations on Berm Activities) to ensure that wrack potentially impacted by sand berm construction or maintenance activities, be temporarily removed from the maintenance area and subsequently relocated back to the area from which it was removed upon completion of the construction and/or maintenance activities. These changes are relatively minor in respect to the previously approved Sediment Management Program and, with the proposed changes to the previously required special conditions of the underlying permit, this amendment will not result in any new adverse impacts to environmentally sensitive habitat areas (ESHA), wetlands, or any sensitive aquatic or bird species. Thus, the proposed amendment is consistent with the applicable Chapter 3 Policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Denise Venegas at the Commission District office (805) 585-1800.

CALIFORNIA COASTAL COMMISSION

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 30, 2014

Notice is hereby given that Amanda Markham has applied for a one year extension of 4-02-220 granted by the California Coastal Commission on August 6, 2003

for: Construction of a new two story, 7,665 sq. ft. single family residence including an attached 605 sq. ft. garage, a detached single story, 865 sq. ft. garage made of non-combustible materials, pool/jacuzzi, driveway, septic system and 3,900 cu. yds. of grading (3,800 cu. yds. cut and 100 cu. yds. fill). Amended To: (1) reduction in size of the previously approved single-family residence from 7,665 sq. ft. to 3,752 sq. ft.; (2) relocation of the 3,752 sq. ft. residence and septic system approximately 200 ft. farther northwest, closer to Schueren Road; (3) reduction in grading from 3,900 cu. yds. to 3,827 cu. yds. (3,827 cu. yds. cut, 0 cu. yds. fill); (4) reduction in size of the detached garage from 865 sq. ft. to 731 sq. ft.; (5) deletion of the pool/Jacuzzi; (6) deletion of the attached garage; and (7) addition of a 711 sq. ft. deck on the second level of the residence. Construction of a new two story, 7,665 sq. ft. single family residence including an attached 605 sq. ft. garage, a detached single story, 865 sq. ft. garage made of non-combustible materials, pool/jacuzzi, driveway, septic system and 3,900 cu. yds. of grading (3,800 cu. yds. cut and 100 cu. yds. fill).

at: 800 Schueren Road, Malibu (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

CALIFORNIA COASTAL COMMISSION

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Ventura, California 93001-2801
PH (805) 585-1800 FAX (805) 641-1732



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 30, 2014

Notice is hereby given that David Brown has applied for a one year extension of 4-06-171 granted by the California Coastal Commission on August 7, 2008

for: Construction of a 2-story, 7,306 sq. ft. single family home, with detached 3,737 sq. ft. garage, attached 308 sq. ft. garage, driveway, septic system, 7,500 gallon water tank, retaining walls, pool, 70' x 55' metal corral, 600 sq. ft., 25 ft. tall barn, 2,096 cu. yds. of grading (1,048 cu. yds. cut and 1,048 cu. yds. fill), and storage of a temporary 1,200 sq. ft. construction trailer and temporary 160 sq. ft. construction storage container. The proposal also includes construction of a public trail and offer-to- dedicate a public trail easement.

at: 2195 Little Las Flores Drive, Topanga (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 30, 2014

Notice is hereby given that Richard & Lois Love has applied for a one year extension of 4-07-035 granted by the California Coastal Commission on October 16, 2008

for: Construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).

at: 25621 Wildrose Drive, Calabasas (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 30, 2014

Notice is hereby given that Eric Horsted has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2009

for: Construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.

at: 2118 Rock View Terrace, Topanga (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 30, 2014

Notice is hereby given that ELN Malibu, LLC, has applied for a one year extension of 4-10-104 granted by the California Coastal Commission on October 11, 2012

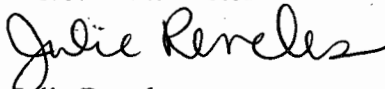
for: Construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). Amended To: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).

at: 27835 Borna Drive, Malibu (Los Angeles County)

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director


Julie Reveles
Staff Services Analyst

CALIFORNIA COASTAL COMMISSION

South Central Coast District Office
89 South California Street, Suite 200
Ventura, California 93001-2801
PH (805) 585-1800 FAX (805) 641-1732



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 1, 2014

Notice is hereby given that L. Elsie, LLC has applied for a one year extension of 4-12-037 granted by the California Coastal Commission on October 11, 2012

for: Construction of a two-story, 4,327 sq. ft. single family residence, 1,348 sq. ft. detached three-car garage and workshop, 742 sq. ft. guesthouse, trellis, driveway, turnaround, septic system, swimming pool, spa, retaining walls, well, water tank, landscaping, widening of Will Geer Road from 16 ft. to 20 ft., revegetation of an approximately 10,000 sq. ft. cleared area, and approximately 344 cu. yds. of grading (222 cu. yds. cut, 122 cu. yds. fill). Amended To: Redesign single family residence, guest house, driveway, alignment and footprint, septic and well location, and landscaping. Modify the fuel modification plan accordingly. Decrease habitable square footage from 4,327 sq. ft. to 3,250 sq. ft., decrease guest house from 742 sq. ft. to 690 sq. ft.; decrease the main residence from a two story 30 feet high structure to a 23 ft. high one story structure; decrease the garage from 1,348 sq. ft. to 1,346 sq. ft. and attach it to the main residence; and remove the pool from development plans. Reduce the proposed grading amount to 15 cubic feet of fill. Add a detached storage/barn structure of 1,348 sq. ft. to the proposed project within the open space restriction area.

at: 1370 Will Geer Road, Topanga (Los Angeles County).

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**EMERGENCY PERMIT****September 9, 2014****Permit No.:** G-4-14-0032**Applicant:** California Department of Transportation**Project Location:** Pacific Coast Highway between Postmile 41.8 and 42.1, Las Tunas Beach; City of Malibu, Los Angeles County**Work Proposed:** Placement of a 1,600 linear foot, 20 feet high rock revetment along the undermined bluff located immediately seaward of the Pacific Coast Highway and repair/reconstruction of an beach access trail. In addition, the emergency work also includes the placement of an approximately 40 linear feet, 12 foot high concrete sack wall in order to prevent damage to existing gas/water/sewer lines.

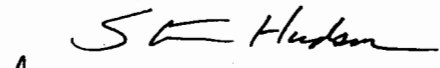
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the submitted information that an unexpected occurrence in the form of shoreline erosion has partially undermined and damaged a portion of Pacific Coast Highway roadway support bluffs that currently threatens to immediately collapse and rupture the exposed high pressure gas lines and water main, and continued erosion would undermine Pacific Coast Highway. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 180 days unless otherwise specified by the terms of the permit; and
- (b) Public comment on the proposed emergency action has been reviewed if time allows.

The work is hereby approved, subject to the conditions listed on the next page.

Sincerely,

Charles Lester
Executive Director


for By: John Ainsworth
Title: Senior Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
2. Only that work specifically described above and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within ninety (180) days of the date of this permit, or as extended by the Executive Director through correspondence, and shall take place in a manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this emergency permit is temporary, unless permanent retention of the development is authorized through the issuance of a regular Coastal Development Permit from the California Coastal Commission. Within sixty (60) days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent. The Executive Director may grant additional time for good cause.
5. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
7. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant wishes to have the emergency work become a permanent development, a coastal permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call Denise Venegas at the Commission Area office.

Enclosure: 1) Acceptance Form
 2) Regular Permit Application Form