

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800

www.coastal.ca.gov

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SOUTH CENTRAL COAST DISTRICT (VENTURA) DEPUTY DIRECTOR'S REPORT

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 7, 2006

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Central Coast District 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 March 7, 2006 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.

REGULAR WAIVERS

4-05-143-W Alex & Natalie Gershman (Malibu, Los Angeles County)

DE MINIMIS WAIVERS

4-06-012-W Christopher Scott (Malibu, Los Angeles County)

EMERGENCY PERMITS

4-06-009-G Los Angeles County Dept. Of Public Works (Santa Monica Mountains, Los Angeles County)

4-06-015-G Antonina Eaton (Calabasas, Los Angeles County)

IMMATERIAL AMENDMENTS

5-90-246-A4 Geraldine Gilliland (Malibu, Los Angeles County)

4-00-191-A4 The Trey Trust, Attn: C/O/ Gelfand, Rennert, & Feldman, L.L.C. (Calabasas, Los Angeles County)

EXTENSION - IMMATERIAL

5-84-556-E20 Ray Nunez (Topanga, Los Angeles County)

4-00-047-E4 Barbara Good (Malibu, Los Angeles County)

5-85-418-E19 Rancho Malibu, L L C C/O Michael Vignieri (Malibu, Los Angeles County)

4-00-036-E2 Jeff & Gena Barney (Malibu, Los Angeles County)

5-86-943-E17 Parsla Blakis (Malibu, Los Angeles County)

TOTAL OF 11 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-05-143-W Alex & Natalie Gershman	Partial demolition of existing single family residence, demolition of car port, removal of mobile home and trailer, and addition of 917 sq. ft. basement storage area, addition of 1,124 sq. ft. to first floor living area, addition of new second floor of 1056 sq. ft., installation of new septic system, water well and water tank to replace existing.	3000 Decker Canyon Road, Malibu (Los Angeles County)

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>
4-06-012-W Christopher Scott	Request for after-the-fact approval of an existing 638 sq. ft. storage/utility room and 128 sq. ft. garage addition with elevator. No grading or septic system changes are proposed.	4322 Escondido Drive, Malibu (Los Angeles County)

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>
4-06-009-G Los Angeles County Dept. Of Public Works	Replacement of a damaged 50-foot long CMP culvert, reconstruction of road embankment, shoulder and road surface, including the placement of approximately 300 cu. yds. of fill material (soil or crushed aggregate), 44 tons of ungrouted riprap energy dissipation, and 1.4 tons of asphalt concrete on the shoulder. The project will also include installation of jute netting and revegetation of the reconstructed slope with native vegetation.	Mile Marker 0.02 On Corral Canyon Road (Malibu Creek State Park), Santa Monica Mountains (Los Angeles County)

<p>4-06-015-G Antonina Eaton</p>	<p>Implement a restoration, revegetation, and erosion control plan to remediate a site where unpermitted grading on site has resulted in increased erosion and sedimentation. The restoration, revegetation, and erosion control work will involve: (1) removal of an unauthorized stockpile of approximately 50 cu. yds. of material from top edge of canyon slope and placement/recompaction of the same excavated material on site in order to restore the topography of the site to an approximation of its previously existing topography; (2) implement an erosion control management program using best management practices; and (3) revegetate all disturbed areas on site with native vegetation (including, but not limited to, the area where restorative grading will occur and the area where the unauthorized stockpile will be removed).</p>	<p>Vacant Parcel At 24620 Block Of Mulholland Highway, Calabasas (Los Angeles County)</p>
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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>5-90-246-A4 Geraldine Gilliland</p>	<p>Relocation of the approved swimming pool and spa from the guesthouse area to the main house area, and construction of an approximately 1,000 sq. ft. patio area and a five foot high, approximately 350 foot long wrought iron pool fence around the new pool area.</p>	<p>1401 Corral Canyon Road, Malibu (Los Angeles County)</p>
<p>4-00-191-A4 The Trey Trust, Attn: C/O/ Gelfand, Rennert, & Feldman, L.L.C.</p>	<p>Reduce previously approved size of addition to residence by 327 sq. ft. in order to construct a 2,250 sq. ft. addition to existing 2,500 sq. ft. single family residence; decrease height of structure from 32 ft. in height to no more than 24 ft. in height. In addition, the amendment includes a modification to the grading plan in order to reduce the maximum height of the previously approved 248 lineal ft., 13 ft. high (max.) retaining wall by 1.5 ft. in order to allow for a wall ranging from approximately 2 ft. to 11.5 ft. (max) in height, modify footprint of retaining wall, and decrease cut grading by 550 cu. yds. and increase fill grading by 150 cu. yds. for a total amount of grading of no more than 350 cu. yds of cut grading to be exported to the Agoura Hills Landfill and 150 cu. yds of fill.</p>	<p>1405 Cold Canyon Rd., Calabasas (Los Angeles County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-84-556-E20 Ray Nunez</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a single family residence and septic system on a vacant lot.</p>	<p>19824 Valley View Drive, Topanga (Los Angeles County)</p>
<p>4-00-047-E4 Barbara Good</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a three-story, 34 ft. high, 6,780 sq. ft. single family residence including an attached 3-car garage, indoor swimming pool, new septic system and driveway, 7500 gallon water tank, retaining walls, 8 ft. barrier wall, and 2090 cu. yds. of grading (2070 cu. yds. cut, 20 cu. yds. fill, and 2050 cu. yds. export). The proposed project also includes widening portions of the access road to the project site and repaving of the access road. AMENDED TO: Revise the design and configuration of a retaining wall and barrier wall system behind (east) the residence. The retaining wall system has been increased in size from 7 feet to 8 feet in height and a portion of the retaining wall system includes a terraced area that includes three 2 foot high walls (6 feet total height). In addition, the previously approved 8 foot high barrier has been moved down the slope approximately 40 feet closer to the residence and increased in size to 15 feet in height. These changes were made in response to Los Angeles County Building & Safety requirements.</p>	<p>210 Loma Metisse, Malibu (Los Angeles County)</p>
<p>5-85-418-E19 Rancho Malibu, L L C C/O Michael Vignieri</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 300-room hotel complex (229,717 sq. ft.), 9,674 sq. ft. restaurant, and a 6,209 sq. ft. medical office building and 1,017 parking spaces, including grading, landscaping, and water conservation plan.</p>	<p>24111 Pacific Coast Highway, Malibu (Los Angeles County)</p>
<p>4-00-036-E2 Jeff & Gena Barney</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a one story, 21 ft. high, 3,675 sq. ft. single-family residence with attached 735 sq. ft. 3-car garage; 22 ft. high, 749 sq. ft. guest unit over a 749 sq. ft. garage; 15 ft. high, 800 sq. ft. barn; access road improvements; water well; septic system; swimming pool; 2,820 cubic yards of grading (2,100 cu. yds. cut, 720 cu. yds. fill), 2,200 cubic yards of removal and recompaction; construct a 5 foot wide public hiking and equestrian trail and offer to dedicate a 20 foot wide public hiking and equestrian trail easement.</p>	<p>2171 S. Encinal Canyon Road, Malibu (Los Angeles County)</p>
<p>5-86-943-E17 Parsla Blakis</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 9,427 sq. ft. single-family home, driveway, tennis court, lap pool, septic tanks & landscaping on 10 acres.</p>	<p>526 Mildas Drive, Malibu (Los Angeles County)</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: February 27, 2006
TO: Alex & Natalie Gershman
FROM: Peter M. Douglas, Executive Director
SUBJECT: Waiver of Coastal Development Permit Requirement:
Waiver Number 4-05-143-W

Based on project plans and information submitted by the applicant(s) named below 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 13250(c) of the California Code of Regulations.

APPLICANT: Alex & Natalie Gershman

LOCATION: 3000 Decker Canyon Road, Malibu (Los Angeles County) (APN(s) 4472-023-006)

DESCRIPTION: Partial demolition of existing single family residence, demolition of car port, removal of mobile home and trailer, and addition of 917 sq. ft. basement storage area, addition of 1,124 sq. ft. to first floor living area, addition of new second floor of 1056 sq. ft., installation of new septic system, water well and water tank to replace existing.

RATIONALE: The proposed improvements will be located completely within the footprint of existing development on the project site and will not result in additional fuel modification. Therefore, the project will not result in significant adverse impacts to coastal resources.

IMPORTANT: This waiver is not valid unless the 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 Tuesday, March 7, 2006, in Monterey. If three Commissioners object to this waiver, a coastal development 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,
PETER M. DOUGLAS
Executive Director


By: BARBARA CAREY
Supervisor, Planning & Regulation

cc: Local Planning Dept.

West Edge Studios, Attn: Michael Allan Eldridge

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SOUTH CENTRAL COAST AREA
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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

Date: February 23, 2006
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-06-012-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.

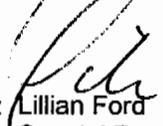
Applicant: Christopher Scott
Location: 4322 Escondido Drive, Santa Monica Mountains, Los Angeles County
APN: 4461-021-002
Description: Request for after-the-fact approval of an existing 638 sq. ft. storage/utility room and 128 sq. ft. garage addition with elevator. No grading or septic system changes are proposed.
Rationale: The proposed development is located within the footprint of the existing residence and will not adversely impact coastal resources. A deed restriction recorded as part of the coastal development permit for the residence requires that any future improvements are approved by the Commission. 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 March 7, 2006. If three 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,

Peter M. Douglas
Executive Director

By: 
Lillian Ford
Coastal Program Analyst

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**EMERGENCY PERMIT**

February 15, 2006

Permit No.: 4-06-009-G

Applicant: Los Angeles County Department of Public Works

Agent: Michael Miranda, Public Works

Project Location: Mile Marker 0.02 on Corral Canyon Road, Malibu Creek State Park (APN 4462-033-915); Santa Monica Mountains, Los Angeles County

Work Proposed: Replacement of a damaged 50-foot long CMP culvert, reconstruction of road embankment, shoulder and road surface, including the placement of approximately 300 cu. yds. of fill material (soil or crushed aggregate), 44 tons of ungrouted riprap energy dissipation, and 1.4 tons of asphalt concrete on the shoulder. The project will also include installation of jute netting and revegetation of the reconstructed slope with native vegetation.

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 information submitted that an unexpected occurrence in the form of a damaged drainage system threatens to undermine the public roadway and constitutes a risk to public health and safety in the Santa Monica Mountains. 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 commence within 60 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and

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

Very Truly Yours,

Peter M. Douglas
Executive Director

A handwritten signature in black ink, appearing to read "John Ainsworth".

By: John Ainsworth
Title: Deputy Director, South Central Coast District

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 is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must commence within sixty (60) days of the date of this permit.
4. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. 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 the date of this permit, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. The applicant shall install or construct temporary sediment basins (including debris basins, desilting basins or silt traps), temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction. All excavated landslide/slope failure material shall be removed from the site. If the disposal site is located in the Coastal Zone, the disposal site must have a valid coastal development permit for disposal of fill material.
8. Topsoil within the proposed disturbance area shall be separated and stockpiled during all excavation/grading operations and shall be re-placed as topsoil on the project site to the maximum extent feasible in order to improve the success of all revegetation/restoration operations. All graded and disturbed areas shall be stabilized with planting at the completion of final grading. Planting shall be of native species indigenous to the Santa Monica Mountains and consistent with the vegetation of the area surrounding the project site using accepted planting procedures, consistent with fire safety requirements. Only native plant species that have been obtained from local Santa Monica Mountains genetic stock and are consistent with the surrounding native plant community shall be used.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the property owner 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.

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

Enclosures: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

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**EMERGENCY PERMIT****February 24, 2006**

Permit No.: 4-06-015-G
Applicant: Antonina Eaton
Agent: Don Ainsley
Project Location: Vacant parcel at 24620 Block of Mulholland Highway (APN 4455-009-013); Los Angeles County
Work Proposed: Implement a restoration, revegetation, and erosion control plan to remediate a site where unpermitted grading on site has resulted in increased erosion and sedimentation. The restoration, revegetation, and erosion control work will involve: (1) removal of an unauthorized stockpile of approximately 50 cu. yds. of material from top edge of canyon slope and placement/recompaction of the same excavated material on site in order to restore the topography of the site to an approximation of its previously existing topography; (2) implement an erosion control management program using best management practices; and (3) revegetate all disturbed areas on site with native vegetation (including, but not limited to, the area where restorative grading will occur and the area where the unauthorized stockpile will be removed).

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 information submitted that an unexpected occurrence in the form of increased erosion and sedimentation resulting from unauthorized grading on site constitutes a risk to property and sensitive habitat in the Santa Monica Mountains. 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 commence within 60 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and

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

Very Truly Yours,

Peter M. Douglas
Executive Director


By: John Ainsworth

Title: Deputy Director, South Central Coast District

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 is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must commence within thirty (30) days of the date of this permit.
4. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. 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 the date of this permit, 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.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. The applicant shall install temporary drains and swales, sand bag barriers, silt fencing, stabilize any stockpiled fill with geofabric covers or other appropriate cover, install geotextiles or mats on all cut or fill slopes and close and stabilize open trenches as soon as possible. These erosion control measures shall be required on the project site prior to or concurrent with the initial grading operations and maintained throughout the development process to minimize erosion and sediment from runoff waters during construction.
8. Planting shall be of native species indigenous to the Santa Monica Mountains and consistent with the vegetation of the area surrounding the project site using accepted planting procedures, consistent with fire safety requirements. Only native plant species that have been obtained from local Santa Monica Mountains genetic stock and are consistent with the surrounding native plant community shall be used.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the property owner 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.

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

Enclosures: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

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VENTURA, CA 93001
(805) 585-1800

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: February 23, 2006
SUBJECT: Permit No. 5-90-246 granted to Geraldine Gilliland and Theodore Lonsway at 1401 Corral Canyon Road, Santa Monica Mountains for:

Construction of a one story, 9739 sq. ft., 34 foot high single family residence with attached six car garage, driveway, swimming pool, septic system, 750 sq. ft. guest house, 6,162 cu. yds. of grading (4,018 cu. yds. cut and 2,144 cu. yds. fill) and the temporary placement of a mobile home on the site until construction of the residence is completed.

Previously amended in 5-90-246-A1 for:

Proposed amendment was withdrawn.

Previously amended in 5-90-246-A2 for:

After-the-fact modifications to the approved project, including: 1) additions to the approved guesthouse, including a 147 sq. ft. loft, 90 sq. ft. wet bar, and glass wind screen; 2) additional grading totaling 400 cu. yds. (200 cu. yds. cut and 200 cu. yds. fill) to create a garden pad; 3) revised location for placement of approved temporary construction trailer. The proposal also includes the revision of the required open space deed restricted area to remove 4.1 acres and add 3.5 acres to open space.

Previously amended in 5-90-246-A3 for:

Modifications to the main residence resulting in a reduction of square footage to 7,131 sq. ft. with an attached three-car garage.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (5-90-246-A4) to the above referenced permit, which would result in the following change(s):

Relocation of the approved swimming pool and spa from the guesthouse area to the main house area, and construction of an approximately 1,000 sq. ft. patio area and a five foot high, approximately 350 foot long wrought iron pool fence around the new pool area.

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):

The proposed modifications are minor in nature and will not result in any expansion of the area of fuel modification required by the Los Angeles County Fire Department for the existing residence. The proposed amendment will not result in any new adverse impacts to the public access, visual, or environmental resources of the site and is consistent with all Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Lillian Ford at the Commission Area office.

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SANTA MONICA, CA 93001
(415) 585-1800

**NOTICE OF PROPOSED PERMIT AMENDMENT***(Corrected 2/28/06)*

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: February 24, 2006
SUBJECT: Permit No. 4-00-191 granted to The Trey Trust, at 1405 Cold Canyon Road, Calabasas, Los Angeles County, to:

Construct a 2,800 sq. ft. addition to the existing 2,500 sq. ft. single family residence, attached garage, 430 sq. ft. security station with attached carport, entry gates, garden and retaining walls, fencing, and private sewage disposal system; realign the access road; and perform 995 cu. yds. of grading; demolish part of the existing single family residence; restore disturbed areas on site; and offer to dedicate a 13.34 acre parcel as open space.

Previously amended in 4-00-191-A1 to:

Reconfigure a 150 ft. long, 3 to 8 ft. high retaining wall to a 150 ft. long, 6 ft. high retaining wall with an approximately 18 in. wide swale to the east of the single family residence; eliminate 150 ft. of the 1.5 to 3 ft. high retaining wall; add 100 cu. yds. cut and 40 cu. yds. fill; eliminate 100 cu. yds. removal and recompaction; and add an approximately 18 in. wide swale behind all walls at slopes.

Previously amended in 4-00-191-A2 to:

Delete a 430 square foot security station with attached carport and add a 12-foot high 90 square foot security kiosk, 30 lineal feet of 8-foot high (max.) retaining wall and grade 175 cubic yards cut and 50 cu. yds. fill. The applicant also proposes to delete a previously permitted security gate north of the proposed security kiosk.

Previously amended in 4-00-191-A3 to:

Reduce size of addition to residence by 223 sq. ft. in order to construct a 2,577 sq. ft. addition to existing 2,500 sq. ft. single family residence; increase height of structure from 29 ft. in height to no more than 32 ft. in height; and revise project plans to delete driveway widening improvements and delete driveway hammerhead/turnaround area. In addition, the amendment includes an increase in cut grading by 315 cu. yds. and reduction in fill grading by 40 cu. yds. for a total amount of grading of no more than 850 cu. yds. of cut grading to be exported to the Agoura Hills Landfill; extend 180 lineal ft., 8 ft. high (max.) retaining wall located behind residence to 248 lineal ft., 13 ft. high (max.) retaining wall with waterfall feature; and resurface existing access road to property.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-00-191-A4**) to the above referenced permit, which would result in the following changes:

Reduce previously approved size of addition to residence by 327 sq. ft. in order to construct a 2,250 sq. ft. addition to existing 2,500 sq. ft. single family residence; decrease height of structure from 32 ft. in height to no more than 24 ft. in height. In addition, the amendment includes a modification to the grading plan in order to reduce the maximum height of the previously approved 248 lineal ft., 13 ft. high (max.) retaining wall by 1.5 ft. in order to allow for a wall ranging from approximately 2 ft. to 11.5 ft. (max) in height, modify footprint of retaining wall, and decrease cut grading by 550 cu. yds. and increase fill grading by 150 cu. yds. for a total amount of grading of no more than 350 cu. yds. of cut grading to be exported to the Agoura Hills Landfill and 150 cu. yds. of fill.

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):

The proposed amendment will result in a reduction in the size and height of the structure and reduce the amount of previously approved grading. The proposed reduction in development is minor in nature and will not result in any adverse impacts to visual or environmental resources on the site and is consistent with all Chapter 3 policies of the Coastal Act.

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

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February 23, 2006

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Ray Nunez**

has applied for a one year extension of Permit No: **5-84-556-E20**

granted by the California Coastal Commission on: September 25, 1984

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a single family residence and septic system on a vacant lot.**

at **19824 Valley View 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,
PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read "Steven M. Hudson".

By: STEVEN M. HUDSON
Supervisor, Planning & Regulation

cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800
www.coastal.ca.gov



February 23, 2006

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Barbara Good**
has applied for a one year extension of Permit No: **4-00-047-E4**
granted by the California Coastal Commission on: December 12, 2000

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a three-story, 34 ft. high, 6,780 sq. ft. single family residence including an attached 3-car garage, indoor swimming pool, new septic system and driveway, 7500 gallon water tank, retaining walls, 8 ft. barrier wall, and 2090 cu. yds. of grading (2070 cu. yds. cut, 20 cu. yds. fill, and 2050 cu. yds. export). The proposed project also includes widening portions of the access road to the project site and repaving of the access road. AMENDED TO: Revise the design and configuration of a retaining wall and barrier wall system behind (east) the residence. The retaining wall system has been increased in size from 7 feet to 8 feet in height and a portion of the retaining wall system includes a terraced area that includes three 2 foot high walls (6 feet total height). In addition, the previously approved 8 foot high barrier has been moved down the slope approximately 40 feet closer to the residence and increased in size to 15 feet in height. These changes were made in response to Los Angeles County Building & Safety requirements.**

at **210 Loma Metisse, 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,
PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read 'Barbara Carey'.

By: **BARBARA CAREY**
Supervisor, Planning & Regulation

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800
www.coastal.ca.gov



February 28, 2006

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Rancho Malibu, L L C**
has applied for a one year extension of Permit No: **5-85-418-E19**
granted by the California Coastal Commission on: January 7, 1986

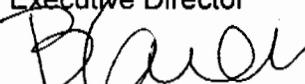
for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 300-room hotel complex (229,717 sq. ft.), 9,674 sq. ft. restaurant, and a 6,209 sq. ft. medical office building and 1,017 parking spaces, including grading, landscaping, and water conservation plan.**

at **24111 Pacific Coast Highway, 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,
PETER M. DOUGLAS
Executive Director


By: BARBARA CAREY
Supervisor, Planning & Regulation

cc: Local Planning Dept.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800
www.coastal.ca.gov



February 23, 2006

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Jeff & Gena Barney**
has applied for a one year extension of Permit No: **4-00-036-E2**
granted by the California Coastal Commission on: **January 8, 2003**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a one story, 21 ft. high, 3,675 sq. ft. single-family residence with attached 735 sq. ft. 3-car garage; 22 ft. high, 749 sq. ft. guest unit over a 749 sq. ft. garage; 15 ft. high, 800 sq. ft. barn; access road improvements; water well; septic system; swimming pool; 2,820 cubic yards of grading (2,100 cu. yds. cut, 720 cu. yds. fill), 2,200 cubic yards of removal and recompaction; construct a 5 foot wide public hiking and equestrian trail and offer to dedicate a 20 foot wide public hiking and equestrian trail easement.**

at **2171 S. Encinal Canyon 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,
PETER M. DOUGLAS
Executive Director

A handwritten signature in black ink, appearing to read 'Barbara Carey'.

By: **BARBARA CAREY**
Supervisor, Planning & Regulation

cc: Local Planning Dept.
Tara Moore & Associates

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
(805) 585-1800
www.coastal.ca.gov



March 1, 2006

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Parsla Blakis**

has applied for a one year extension of Permit No: **5-86-943-E17**

granted by the California Coastal Commission on: **March 27, 1987**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 9,427 sq. ft. single-family home, driveway, tennis court, lap pool, septic tanks & landscaping on 10 acres.**

at **526 Mildas 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,
PETER M. DOUGLAS
Executive Director


By: BARBARA CAREY
Supervisor, Planning & Regulation

cc: Local Planning Dept.