

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CA 93001
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SOUTH CENTRAL COAST DISTRICT (VENTURA) DEPUTY DIRECTOR'S REPORT

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 15, 2012

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 November 15, 2012 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

1. 4-12-045-W Christos Richard (Malibu, Los Angeles County)

DE MINIMIS WAIVERS

1. 4-12-028-W Jerry Shevick (Malibu, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 4-02-012-A2 Alexander Cadoux (Topanga, Los Angeles County)
2. 4-00-047-A3 Barbara Good (Malibu, Los Angeles County)

TOTAL OF 4 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> |
|--------------------------------|---|---|
| 4-12-045-W Christos Richard | Installation of a 2.82 kW twelve (12) panel photovoltaic solar system to be installed on the roof of an existing 1,747 sq. ft., 2 story, single family residence permitted in CDP 5-89-004. No grading or vegetation removal would be included as part of the proposed project. | 4309 Escondido Drive, 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> |
|-----------------------------|--|---|
| 4-12-028-W Jerry Shevick | Installation of a ground-mounted Photovoltaic Solar System which includes (42) 320W PV Modules and two Inverters totaling approximately 737 sq. ft., approximately 313 feet from an existing single family residence constructed pursuant to Coastal Development Permit No. 5-88-354. No grading, removal of vegetation, or changes to the existing septic system are proposed or necessary. | 34067 Mulholland Highway, Malibu (Los Angeles County) |

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> |
|---------------------------------|--|---|
| 4-02-012-A2 Alexander Cadoux | Revise entry steps and expand side yard patio area to the south by approximately 200 sq. ft. to connect to entry steps; expand parking area by an additional 690 sq. ft.; and the addition of a new entry gate, concrete swale for drainage improvements, 538 sq. ft. dining terrace, spa, 112 linear feet of stairs for Fire Department access, 632 sq. ft. of roof-mounted Photovoltaic Solar System, 8 retaining walls ranging in height from 0.5 ft. to 13 ft. high and totaling 312 linear feet of retaining wall and 374 cu. yds. of additional grading (218 cu. yds. of cut and 156 cu. yds. of fill) for a total of 1,530 cu. yds. of grading. | 2915 Tuna Canyon Road, Topanga (Los Angeles County) |

| | | |
|-----------------------------|--|---|
| 4-00-047-A3 Barbara Good | Addition of an approximately 80 sq. ft. second floor utility room. | 210 Loma Metisse, Malibu (Los Angeles County) |
|-----------------------------|--|---|



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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: November 1, 2012
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement No.: 4-12-045-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 Section 13250(c) of the Administrative Regulations (Title 14, Division 5.5).

Applicant: Cristos Richard
Location: 4309 Escondido Drive, Malibu (Los Angeles County)
Description: Installation of a 2.82 kW twelve (12) panel photovoltaic solar system to be installed on the roof of an existing 1,747 sq. ft., 2 story, single family residence permitted in CDP 5-89-004. No Grading or vegetation removal would be included as part of the proposed project.
Rationale: The proposed project is relatively minor in nature. The proposed roof mounted solar panel system will be placed on a 210 sq. ft. roof area of the existing single family residence (Permitted in CDP 5-89-004) and will not require any removal or trimming of environmentally sensitive habitat or result in impacts to public views. Moreover, the proposed project will not result in any potential 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 November 14-16, 2012. 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,

CHARLES LESTER
Executive Director

A handwritten signature in cursive script, appearing to read "Charles Lester", with a horizontal line extending to the right.

By: Melissa Ahrens
Title: Coastal Program Analyst

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: October 10, 2012
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-12-028-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: Jerry Shevick
Agent: Karlo Zamanyan, A D R Solar Solutions
Location: 34067 Mulholland Highway, Malibu (Los Angeles County) (APN: 4472-006-054)
Description: Installation of a ground-mounted Photovoltaic Solar System which includes (42) 320W PV Modules and two Inverters totaling approximately 737 sq. ft., approximately 313 feet from an existing single family residence constructed pursuant to Coastal Development Permit No. 5-88-354. No grading, removal of vegetation, or changes to the existing septic system are proposed or necessary.
Rationale: The proposed project is relatively minor in nature. The proposed ground mounted solar array system will be placed outside of the residence's required fuel modification area, however will not require any removal or trimming of environmentally sensitive habitat or result in impacts to public views. Moreover, the proposed project will not result in any significant 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 on November 14-16, 2012. If three or more Commissioners object to this waiver, a coastal permit will be required.

Persons having questions or wishing to object to 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 that reads "Denise Venegas".

By: Denise Venegas
Title: Coastal Program Analyst

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: November 7, 2012
SUBJECT: Coastal Development Permit No. 4-02-012 granted to Nancy Yoko Kelly and transferred to Alex Cadoux, for the following development at 2915 Tuna Canyon Road, Topanga, Los Angeles County (APN: 4448-007-063) consisting of:

Construction of a new 4,961 sq. ft., two story single family residence including a 484 sq. ft. attached garage and a 1,002 sq. ft. basement, new septic system, driveway, retaining walls, and 1,156 cu. yds. of grading (1,104 cu. yds. cut and 52 cu. yds. of fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-02-012-A2) to the above referenced permit, which would result in the following change(s):

Revise entry steps and expand side yard patio area to the south by approximately 200 sq. ft. to connect to entry steps; expand parking area by an additional 690 sq. ft.; and the addition of a new entry gate, concrete swale for drainage improvements, 538 sq. ft. dining terrace, spa, 112 linear feet of stairs for Fire Department access, 632 sq. ft. of roof-mounted Photovoltaic Solar System, 8 retaining walls ranging in height from 0.5 ft. to 13 ft. high and totaling 312 linear feet of retaining wall and 374 cu. yds. of additional grading (218 cu. yds. of cut and 156 cu. yds. of fill) for a total of 1,530 cu. yds. of grading.

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 involves minor revisions to the previously approved project which consists of revising the entry steps and expanding the side yard patio area to the south by approximately 200 sq. ft. to connect to entry steps. In addition, the proposed amendment includes the installation of a roof-mounted solar system; the expansion of parking area by 690 sq. ft.; addition of a new entry gate, concrete swale for drainage improvements, 538 sq. ft. dining terrace, spa, 112 linear feet of stairs for Fire Department access, 312 linear feet of retaining wall and 374 cu. yds. of additional grading, which will all be located within the residence's approved fuel modification zone (Zones A and B). The proposed changes to the previously approved project will not result in any adverse impacts to an environmentally sensitive habitat area (ESHA) and will not result in any new adverse impacts to visual resources on site. 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.

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: November 2, 2012

SUBJECT: Coastal Development Permit No. 4-00-047 granted to Barbara Good at 210 Loma Metisse, Malibu (Los Angeles County) 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.

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

Addition of an approximately 80 sq. ft. second floor utility room.

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 involves minor revisions to the previously approved plans to include the addition of a second floor utility room. This amendment will not result in any significant impacts to any public views and will not require any additional grading or vegetation removal. As such, the proposed amendment will not result in any new adverse effects to any environmental or coastal resources on 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 Jacqueline Blaugrund at the Commission Area office (805) 585-1800.