

**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



# Th16

## **SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
November Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: November 13, 2013

**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 November 2013 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><b>4-13-014-W</b> Attn: AT &amp; T Mobility</p>	<p>Installation of a wireless telecommunication facility within the public right-of-way consisting of replacement of an existing 25 ft. tall wooden utility pole with a 29'6" ft. tall wooden utility pole in the same location; six panel-antennas mounted on an eight foot long cross arm located on the replacement pole; approximately 119 sq. ft., 16' ft. 6.25" inch deep subterranean equipment vault with two 3.5 ft. tall ventilation stacks and approximately 22 cu. yds. of excavation; and replacement of an existing meter pedestal with a new meter pedestal in the same location. The project includes painting all outer surfaces of the two ventilation stacks and six panel antennas the color brown to match the new brown wooden utility pole. Additionally, the outer surface of the meter pedestal will be painted a dark earth-tone green. No further grading (aside from manhole excavation) or removal of native vegetation is proposed or necessary.</p>	<p>903 - 0 ENCINAL CANYON RD</p>
<p><b>4-13-0939-W</b> Attn: James Springer</p>	<p>Remove and replace existing concrete deck (approximately 2,620 square feet) and gangway with new concrete deck (approximately 1,920 square feet) and new metal gangway cantilevering from deck to existing boat dock. No portion of the proposed work will take place within the keys/ harbor waterway. The project will incorporate all applicable construction and water quality Best Management Practices, including, but not limited to, a containment boom, plastic sheeting and plywood. The project BMP's will be used to prevent pollutants, construction run-off and other debris and waste from entering ocean and harbor waters during construction.</p>	<p>3094 SEA HORSE AVE 06111-080301045</p>

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>4-01-159-E11</b>                      Attn: Glenn &amp; Lynn                      Cardoso</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of equine facilities including 6,170 sq. ft. barn for a maximum of 14 horses, 14,000 sq. ft. covered riding arena, day-use paddocks, corrals, and trails, appurtenant ranch structures, driveways, parking areas, and drainage structures; place 300-gallon on site gasoline storage container and emergency power generator; convert existing 936 sq. ft. barn to ranch office with attached one-bedroom apartment, and grade 11,200 cu. yds. (5,740 cu. yds. cut, 5,520 cu. yds. fill; 220 cu. yds. export) of soil. Project includes applicant's offer to deed restrict approximately 37 acres of the 40.7-acre ranch as habitat and open space, to implement a Livestock Waste and Water Quality Management Plan and Restoration, Enhancement, and Monitoring Plan, to limit future additions to on site structures, and to additionally retire development rights on 80 contiguous acres of land off site, in Las Flores Canyon.                      AMENDED TO: Minor modification to the required Open Space Conservation Easement boundary (Special Condition 11) to exclude existing developed areas on the project site active ranch area (see attached Exhibit 12). Delete Special Condition 10, Open Space Deed Restriction, that covers the same area as the Open Space Conservation Easement required pursuant to Special Condition 11, and clarify Special Condition 11 to reflect the definitive (surveyed metes-and-bounds) boundary of the open space conservation easement.</p>	<p>1501 - 0 DECKER SCHOOL LN</p>

**SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>4-08-080-E3</b> 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 - 0 ROCK VIEW TER 06037-4448021028</p>
<p><b>4-99-098-E13</b> Coastline Views, LLC</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of three unit apartment building with storage room and three detached garage structure totaling twelve parking spaces. Grading of 1590 cu. yds. (795 cu. yds. cut and 795 cu. yds. fill). AMENDED TO:Revision of floor plan of three-unit apartment building to increase interior square footage from 5,166 sq. ft. to 7,295 sq. ft. The proposed additional square footage is located in areas previously approved as a storage room and exterior patio space, thus resulting in a very minor increase in the development footprint. The proposal also includes the addition of a patio and stairways on the north side of the apartment building. No additional grading or increase in the height of the structure is proposed. AMENDED TO:Revise the floor plan of the structure by increasing the interior square footage from 7,295 sq. ft. to 8,317 sq. ft.; add a new 1,390 sq. ft. exterior patio/deck; and an approximately 10 ft. increase in height of an approximately 800 sq. ft. portion of the structure (no portion of the structure will exceed 35 ft. above existing grade). No significant changes to the previously approved grading plan are proposed; however; this amendment will correct an error in the calculations of the previously approved plan to clarify that the project will involve an additional 100 cu. yds. of grading for a total of 1,690 cu.yds. of total grading (1,281 cu. yds. cut and 409 cu. yds. of fill).</p>	<p>18049 - 0 COASTLINE DR 06037-4443009020</p>

**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>
<p><b>G-4-13-0223</b> County of Los Angeles, Dept. of Beaches &amp; Harbors</p>	<p>Construction of one temporary sand berm adjacent to the Malibu Lagoon and Malibu Surfrider Beach 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 berm is proposed to be 200 feet long, 36 feet wide and 5 feet high, and oriented in a northwest-southeasterly direction. The berm will be constructed of onsite sand from the perimeter of Surfrider Beach, as well as 200-500 cubic yards of sand imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors.</p>	<p>MALIBU LAGOON STATE BEACH &amp; SURFRIDER BEACH 06037-4452006903, 06037-4452006902</p>
<p><b>G-4-13-0215</b> Attn: Jun &amp; Ho Yang</p>	<p>Implementation of temporary erosion control and "winterization" measures within an approximate area of 12,340 sq. ft. to stabilize a slope where unpermitted grading and vegetation clearance has occurred downslope of an existing residence, which include the installation of sand/gravel bags, jute netting and silt fencing where necessary, and the placement of approximately 820 sq. ft. of plastic sheeting/ground cover.</p>	<p>18460 COASTLINE DR 06037-4443003013</p>

## CALIFORNIA COASTAL COMMISSION

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: November 1, 2013

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-13-014-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: AT&T Mobility

Agent: Peter Hilger, Cable Engineering Services

Location: Right-of-Way at 903U Encinal Canyon Road, Malibu (Los Angeles County)

Description: Installation of a wireless telecommunication facility within the public right-of-way consisting of replacement of an existing 25 ft. tall wooden utility pole with a 29'6" ft. tall wooden utility pole in the same location; six panel-antennas mounted on an eight foot long cross arm located on the replacement pole; approximately 119 sq. ft., 16' ft. 6.25" inch deep subterranean equipment vault with two 3.5 ft. tall ventilation stacks and approximately 22 cu. yds. of excavation; and replacement of an existing meter pedestal with a new meter pedestal in the same location. The project includes painting all outer surfaces of the two ventilation stacks and six panel antennas the color brown to match the new brown wooden utility pole. Additionally, the outer surface of the meter pedestal will be painted a dark earth-tone green. No further grading (aside from manhole excavation) or removal of native vegetation is proposed or necessary.

Rationale: The proposed project is relatively minor in nature. The proposed wireless telecommunications facility is located on and adjacent to existing utilities poles within the right-of-way of a public road. Proposed grading is only for the excavation of the subterranean equipment vault. The proposed development will not require any removal or trimming of environmentally sensitive habitat. Impacts to visual resources are insubstantial given that the new replacement pole and new meter pedestal are replacing existing development in the same location and the controlled environment manhole will be located underground. The outer surfaces of the six panel antennas and 3.5 ft. tall ventilation stacks will be specifically

painted earth tone colors to further minimize any visual impacts. As such, 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, 2013. 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". The signature is written in a cursive, flowing style.

By: Denise Venegas  
Title: Coastal Program Analyst

## CALIFORNIA COASTAL COMMISSION

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: October 31, 2013  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-13-0939-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: James A. & Talma J. Springer

Location: 3094 Seahorse Avenue (Ventura Keys), City of Ventura, Ventura County

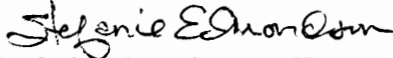
Description: Remove and replace existing concrete deck (approximately 2,620 square feet) and gangway with new concrete deck (approximately 1,920 square feet) and new metal gangway cantilevering from deck to existing boat dock. No portion of the proposed work will take place within the keys/ harbor waterway. The project will incorporate all applicable construction and water quality Best Management Practices, including, but not limited to, a containment boom, plastic sheeting and plywood. The project BMP's will be used to prevent pollutants, construction run-off and other debris and waste from entering ocean and harbor waters during construction.

Rationale: The proposed deck replacement will result in the elimination of approximately four feet of deck area that previously cantilevered over the waterway slope. The gangway is proposed to be removed and replaced and will extend from the new deck to the existing boat dock, within the 45 foot boat and dock easement in the Ventura Keys waterway. No new piles or deck supports will be required and no work will occur in coastal waters. Water quality BMPs will be employed during construction to avoid impacts. The project, as proposed, will have no adverse impacts on sensitive coastal resources or public access and is consistent with all applicable Chapter 3 policies of the Coastal Act as well as the guidance provided by the policies and provisions of the certified City of Ventura Local Coastal Program.

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 13-15, 2013. If four Commissioners object to this waiver, a coastal permit will be required.

Sincerely,

CHARLES LESTER  
Executive Director

  
By: Stefanie Edmondson, AICP  
Title: Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



November 6, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Glenn & Lynn Cardoso**  
has applied for a one year extension of Permit No: **4-01-159-E11**  
granted by the California Coastal Commission on: **October 9, 2001**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of equine facilities including 6,170 sq. ft. barn for a maximum of 14 horses, 14,000 sq. ft. covered riding arena, day-use paddocks, corrals, and trails, appurtenant ranch structures, driveways, parking areas, and drainage structures; place 300-gallon on site gasoline storage container and emergency power generator; convert existing 936 sq. ft. barn to ranch office with attached one-bedroom apartment, and grade 11,200 cu. yds. (5,740 cu. yds. cut, 5,520 cu. yds. fill; 220 cu. yds. export) of soil. Project includes applicant's offer to deed restrict approximately 37 acres of the 40.7-acre ranch as habitat and open space, to implement a Livestock Waste and Water Quality Management Plan and Restoration, Enhancement, and Monitoring Plan, to limit future additions to on site structures, and to additionally retire development rights on 80 contiguous acres of land off site, in Las Flores Canyon. AMENDED TO: Minor modification to the required Open Space Conservation Easement boundary (Special Condition 11) to exclude existing developed areas on the project site active ranch area (see attached Exhibit 12). Delete Special Condition 10, Open Space Deed Restriction, that covers the same area as the Open Space Conservation Easement required pursuant to Special Condition 11, and clarify Special Condition 11 to reflect the definitive (surveyed metes-and-bounds) boundary of the open space conservation easement.**

at **1501 Decker School Lane, Unincorporated 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.

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



November 6, 2013

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Sincerely,  
CHARLES LESTER  
Executive Director

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

By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



November 6, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Eric Horsted**  
has applied for a one year extension of Permit No: **4-08-080-E3**  
granted by the California Coastal Commission on: **September 9, 2009**

for **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.**

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 cursive script that reads "Julie Reveles".

By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.

Tara Moore & Associates, Inc.



SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732  
www.coastal.ca.gov

November 6, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Coastline Views, L L C**  
has applied for a one year extension of Permit No: **4-99-098-E13**  
granted by the California Coastal Commission on: **September 14, 1999**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of three unit apartment building with storage room and three detached garage structure totaling twelve parking spaces. Grading of 1590 cu. yds. (795 cu. yds. cut and 795 cu. yds. fill). AMENDED TO:Revision of floor plan of three-unit apartment building to increase interior square footage from 5,166 sq. ft. to 7,295 sq. ft. The proposed additional square footage is located in areas previously approved as a storage room and exterior patio space, thus resulting in a very minor increase in the development footprint. The proposal also includes the addition of a patio and stairways on the north side of the apartment building. No additional grading or increase in the height of the structure is proposed. AMENDED TO:Revise the floor plan of the structure by increasing the interior square footage from 7,295 sq. ft. to 8,317 sq. ft.; add a new 1,390 sq. ft. exterior patio/deck; and an approximately 10 ft. increase in height of an approximately 800 sq. ft. portion of the structure (no portion of the structure will exceed 35 ft. above existing grade). No significant changes to the previously approved grading plan are proposed; however, this amendment will correct an error in the calculations of the previously approved plan to clarify that the project will involve an additional 100 cu. yds. of grading for a total of 1,690 cu.yds. of total grading (1,281 cu. yds. cut and 409 cu. yds. of fill).**

at **18049 Coastline 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.

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT  
89 SOUTH CALIFORNIA STREET, SUITE 200  
VENTURA, CA 93001  
(805) 585-1800 FAX (805) 641-1732  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



November 6, 2013

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

Sincerely,  
CHARLES LESTER  
Executive Director

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

By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.  
Mohammad Shirloo

## CALIFORNIA COASTAL COMMISSION

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



## EMERGENCY PERMIT

October 24, 2013

Permit No.: G-4-13-0223

Applicant: County of Los Angeles, Department of Beaches and Harbors

Agent: John Kelly, Deputy Director, Department of Beaches and Harbors

Project Location: Malibu Lagoon State Beach and Surfrider Beach, City of Malibu, Los Angeles County  
APN: 4452-006-902 (LACO) 4452-006-903 (State)

Work Proposed: Construction of one temporary sand berm adjacent to the Malibu Lagoon and Malibu Surfrider Beach 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 berm is proposed to be 200 feet long, 36 feet wide and 5 feet high, and oriented in a northwest-southeasterly direction. The berm will be constructed of onsite sand from the perimeter of Surfrider Beach, as well as 200-500 cubic yards of sand imported from Zuma County Beach by truck, deposited near the beach and conveyed to the beach using tractors.

This letter constitutes approval of the emergency work you or your representative have requested to be done at the location listed above. I understand from your information submitted that increased erosion on the subject site is now threatening development on the subject site 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 be completed within 30 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

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

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 thirty (30) days of the date of this permit 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 for the one-time implementation of an emergency project to construct a sand berm. No construction of a new berm may occur without a new coastal development permit or emergency permit.
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.
8. The sand berm shall be removed prior to Memorial Day weekend in 2014 and the remaining sand, if any, redistributed to the surrounding beach in order to avoid impacts to public access.

**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 Stefanie Edmondson at the Commission Area office at 805-585-1800.

Enclosures: 1) Acceptance Form

## CALIFORNIA COASTAL COMMISSION

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



## EMERGENCY PERMIT

October 10, 2013

Permit No.: G-4-13-0215  
Applicant: Jun & Ho Yang  
Agent: Judge Robert Thomas  
Project Location: 18460 Coastline Drive, Malibu, Los Angeles County  
(APN: 4443-003-013)

Work Proposed: Implementation of temporary erosion control and "winterization" measures within an approximate area of 12,340 sq. ft. to stabilize a slope where unpermitted grading and vegetation clearance has occurred downslope of an existing residence, which include the installation of sand/gravel bags, jute netting and silt fencing where necessary, and the placement of approximately 820 sq. ft. of plastic sheeting/ground cover.

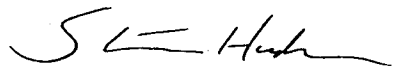
This letter constitutes approval of the emergency work you or your representative have requested to be done at the location listed above. I understand from your information submitted that an unexpected occurrence in the form of increased slope erosion on the subject site is now threatening residential development on the subject site and adjacent residential parcels located immediately above Pacific Coast Highway 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 be completed within 30 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 thirty (30) days of the date of this permit 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 180 days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to either have the emergency work be considered permanent and/or to implement permanent slope stabilization measures. 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.
8. Within 180 days of completion of the development, or as extended by the Executive Director through correspondence, the applicant shall either remove all of the materials placed or installed in connection with the emergency project approved in this Permit or submit a follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13053.5 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information within 90 days. If such a follow-up CDP for retention is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director issues notice that the application is incomplete, the emergency permitted development shall be removed within 60 days, subject to any regulatory approvals necessary for such removal.

**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.

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