

**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)

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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, 2013

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, 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.

***DE MINIMIS WAIVERS***

1. 4-12-005-W David & Emily Baron (Malibu, Los Angeles County)

***EXTENSION - IMMATERIAL***

1. 4-02-058-E9 Mr. & Mrs. John Simons (Topanga, Los Angeles County)
2. 4-10-034-E1 Hinh Duong (Malibu, Los Angeles County)
3. 4-06-071-E5 Edward & Barbara Farmer (Malibu, Los Angeles County)
4. 4-08-027-E3 Ruth Flinkman (Topanga, Los Angeles County)

**TOTAL OF 5 ITEMS**

**DETAIL OF ATTACHED MATERIALS****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>
<b>4-12-005-W</b> David & Emily Baron	After-the-fact approval for the construction of a 521 sq. ft. addition to an existing 2,550 sq. ft. single family residence (approved pursuant to Coastal Development Permit No. P-2-21-78-2822 and Exemption Request 4-91-088-X); and construction of a new addition consisting of 991 sq. ft. living area, three exterior terraces that total 587 sq. ft., 230 linear feet of retaining walls with eight support caissons, 1,200 sq. ft. concrete parking area, new septic system and leach field, 3,000 gallon rainwater catch basin, 1,200 sq. ft. pool deck, non-chlorinated pool and spa, two deck stairways, pool equipment pad, and 396 cu. yds. of associated grading (198 cu. yards of cut and 198 cu. yds. of fill). The proposed additions along with the as-built habitable space will result in a 4,062 sq. ft. single family residence.	24736 W. Saddle Peak Road, Malibu (Los Angeles County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>4-02-058-E9</b> Mr. & Mrs. John Simons	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story addition to existing two story residence with a 1,800 sq. ft. 5 car garage, 1,391 sq. ft. residential addition on second floor including a 623 sq. ft. second residential unit, retaining walls, realign existing access driveway, add additional septic tank, and grade 860 cubic yards of material.	643 Old Topanga Road, Topanga (Los Angeles County)
<b>4-10-034-E1</b> Hinh Duong	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 foot high, 768 square foot single family residence with attached 370.5 square foot two-car garage, 558 square foot rooftop patio, 583 square feet of deck space, private 1,500 gallon septic system, and 565 cubic yards of grading (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import).	4043 Latigo Canyon Road, Malibu (Los Angeles County)
<b>4-06-071-E5</b> Edward & Barbara Farmer	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 29 ft. high, 5,018 sq. ft. single family residence with attached three-car garage, swimming pool, 626 sq. ft. pool house, driveway, turnaround, retaining wall, septic system, and approximately 10,230 cu. yds. of grading (312 cu. yds. cut, 9,918 cu. yds. fill).	1747 Decker Road, Malibu (Los Angeles County)

<p><b>4-08-027-E3</b> Ruth Flinkman</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3,008 sq. ft., 26 foot high single family residence, 680 sq. ft. detached garage with attached 640 sq. ft. studio beneath, 720 sq. ft. detached guesthouse, covered porches, swimming pool, septic system, retaining walls, hammerhead turnaround, temporary construction trailer, access road paving, installation of water line and fire hydrant, and 170 cu. yds. of grading (cut). AMENDED TO: Add a well &amp; water tank to subject project.</p>	<p>2586 Applefield Lane, Topanga (Los Angeles County)</p>
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## 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  
WAIVER-DE-MINIMIS**

**DATE:** February 21, 2013  
**TO:** All Interested Parties  
**SUBJECT:** Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-12-005-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:** David & Emily Baron

**Agent:** Quentin Parker

**Location:** 24736 W. Saddle Peak Road, Malibu, Los Angeles County [APN: 4453-002-043]

**Description:** After-the-fact approval for the construction of a 521 sq. ft. addition to an existing 2,550 sq. ft. single family residence (approved pursuant to Coastal Development Permit No. P-2-21-78-2822 and Exemption Request 4-91-088-X); and construction of a new addition consisting of 991 sq. ft. living area, three exterior terraces that total 587 sq. ft., 230 linear feet of retaining walls with eight support caissons, 1,200 sq. ft. concrete parking area, new septic system and leach field, 3,000 gallon rainwater catch basin, 1,200 sq. ft. pool deck, non-chlorinated pool and spa, two deck stairways, pool equipment pad, and 396 cy. yds. of associated grading (198 cu. yards of cut and 198 cu. yds. of fill). The proposed additions along with the as-built habitable space will result in a 4,062 sq. ft. single family residence.

**Rationale:** The proposed project is relatively minor in nature. The project involves after-the-fact authorization of 521 sq. ft. as-built habitable space that was added to the existing residence after being damaged during the 1993 Old Topanga Fire without the benefit of a coastal development permit or fire rebuild exemption. Additionally, the proposed additions, retaining walls, concrete parking area, septic system, rainwater catch basin, pool and decks are situated within the existing developed area on the property, immediately adjacent to the existing single family residence. As proposed, the project will not require any removal or trimming of environmentally sensitive habitat or result in impacts to public views and will not extend the residence's required fuel modification area. 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 March 7, 2013. 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



By: Denise Venegas  
Title: Coastal Program Analyst

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March 4, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Mr. & Mrs. John Simons**  
has applied for a one year extension of Permit No: **4-02-058-E9**  
granted by the California Coastal Commission on: December 10, 2002

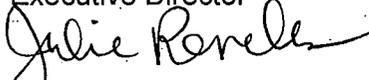
for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story addition to existing two story residence with a 1,800 sq. ft. 5 car garage, 1,391 sq. ft. residential addition on second floor including a 623 sq. ft. second residential unit, retaining walls, realign existing access driveway, add additional septic tank, and grade 860 cubic yards of material.**

at **643 Old Topanga 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

  
By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.

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March 4, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Hinh Duong**  
has applied for a one year extension of Permit No: **4-10-034-E1**  
granted by the California Coastal Commission on: January 13, 2011

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 foot high, 768 square foot single family residence with attached 370.5 square foot two-car garage, 558 square foot rooftop patio, 583 square feet of deck space, private 1,500 gallon septic system, and 565 cubic yards of grading (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import).**

at **4043 Latigo 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,  
CHARLES LESTER  
Executive Director

A handwritten signature in cursive script, appearing to read "Julie Reveles".

By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.  
Vitus Matare

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March 4, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Edward & Barbara Farmer**  
has applied for a one year extension of Permit No: **4-06-071-E5**  
granted by the California Coastal Commission on: February 14, 2007

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 29 ft. high, 5,018 sq. ft. single family residence with attached three-car garage, swimming pool, 626 sq. ft. pool house, driveway, turnaround, retaining wall, septic system, and approximately 10,230 cu. yds. of grading (312 cu. yds. cut, 9,918 cu. yds. fill).**  
at **1747 Decker 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

  
By JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.

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March 4, 2013

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Ruth Flinkman**  
has applied for a one year extension of Permit No: **4-08-027-E3**  
granted by the California Coastal Commission on: February 5, 2009

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3,008 sq. ft., 26 foot high single family residence, 680 sq. ft. detached garage with attached 640 sq. ft. studio beneath, 720 sq. ft. detached guesthouse, covered porches, swimming pool, septic system, retaining walls, hammerhead turnaround, temporary construction trailer, access road paving, installation of water line and fire hydrant, and 170 cu. yds. of grading (cut). AMENDED TO: Add a well & water tank to subject project.**

at **2586 Applefield Lane, 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".

By: JULIE REVELES  
Staff Services Analyst

cc: Local Planning Dept.

Cary Gepner & Shelley Coulson