

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

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

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 14, 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 June 14, 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. 4-12-074-W California State Parks, Attn: Channel Coast Dist/South Coast Habitat Restoration (Goleta, Santa Barbara County)
2. 4-13-0252-W Los Angeles County Department Of Public Works (Santa Monica Mountains, Los Angeles County)
3. 4-13-028-W Juan Barajas (Malibu, Los Angeles County)

EMERGENCY PERMITS

1. G-4-13-0203 The Regents Of The University Of California (Santa Barbara, Santa Barbara County)

IMMATERIAL AMENDMENTS

1. 4-09-076-A1 Mark & Agnes Smith (Santa Monica Mountains, Los Angeles County)
2. 4-03-046-A2 Nitzan Mekel (Malibu, Los Angeles County)

EXTENSION - IMMATERIAL

1. 4-10-097-E1 Robert E. Bailey (Malibu, Los Angeles County)
2. 4-04-094-E7 Khosrow Mohajerani (Santa Monica Mountains, Los Angeles County)
3. 4-10-065-E1 Bahgat Tadros (Unincorporated Los Angeles County, Los Angeles County)

TOTAL OF 9 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>
<p>4-12-074-W California State Parks, Attn: Channel Coast Dist/South Coast Habitat Restoration</p>	<p>Removal of non-native vegetation, including 7 eucalyptus trees (<i>Eucalyptus</i> sp.), 13 canary date palms (<i>Phoenix canariensis</i>), 5 guadalupe fan palms (<i>Brahea edulis</i>), 15 myoporum trees (<i>Myoporum parvifolium</i>), 12 pepper trees (<i>Schinus terebinthifolius</i>), and 3 stands of giant reed (<i>Arundo donax</i>), pampas grass (<i>Cortaderia</i> spp.) and other non-native species from an approximately 0.69 acre area along the banks of Refugio Creek mouth within Refugio State Beach. The area will be restored and revegetated with plantings sourced from native seeds from within the Refugio Creek Watershed and the Gaviota Coast. Trees will be removed with hand tools and power saws and, if necessary, the stumps of trees and other vegetation (such as <i>Arundo</i>) will be selectively painted or sprayed with the herbicide Glyphosate Aquamaster™ to prevent re-growth. Herbicide will not be applied if wind speeds on the site are greater than 5 mph or 48 hours prior to a predicted rain event. If rain does occur, herbicide application will not resume again until 72 hours after the rain. Tree removal will be conducted between September 15th and March 1st, outside of bird breeding and nesting season. However, before any trees/shrubs are removed, a biologist will survey the trees/shrubs to determine whether active bird nests are present or whether Monarch butterfly roosting is present. If butterfly roosting is observed, no trees within 500 feet will be removed. If active bird nests are observed, the area within 300 feet of the nest (500 feet for raptor nests) will not be disturbed until the nest(s) become inactive and fledging has occurred, as determined by the biologist. Invasive plant biomass will be disposed of off-site in a manner in which it will not promote infestation elsewhere. A monitoring program is proposed which includes planting guidelines, criteria, and performance standards by which the success of the revegetation will be determined. Roadways are present along both sides of the creek mouth and foot traffic diversions for State Park visitors may be necessary. Temporary project signage will be placed at the site. However, public access to Refugio State Beach and the public beach area will not be restricted.</p>	<p>Refugio Beach Road, Santa Barbara (Santa Barbara County)</p>

4-13-0252-W Los Angeles County Department Of Public Works	Use of unimproved open dirt/gravel lot as a temporary construction staging area for the construction of a parking lot, viewing deck, and vertical seawall just downcoast at Will Rogers State Beach (previously approved in Coastal Development Permit 5-10-120). This includes the use of two entrance points, placement of two construction office trailers, equipment storage containers, construction material storage and stockpile, and best management practices for stormwater pollution protection, including protecting existing drainage inlets, sediment control, material delivery and storage controls, spill protection and control, solid waste management and sanitary waste management. The temporary construction staging area will be in use from June 2013 to August 2014. All materials, trailers, and containers will be removed at the end of the project and the site will be restored to existing conditions. No grading or vegetation removal will occur.	18700 Pacific Coast Highway (Topanga County Beach), Santa Monica Mountains (Los Angeles County)
4-13-028-W Larry Droeger	Installation of a ground-mounted Photovoltaic Solar System which includes 33 8.25kW PV modules totaling approximately 581 sq. ft. to be located downslope and adjacent to an existing single family residence. No grading of the existing slope will occur and the total height of the solar panels will not exceed 48".	24768 Saddle Peak Road, 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>
4-13-032-G The Regents Of The University Of California	One-time breach of the natural sand bar at the mouth of Carpinteria Salt Marsh to create a channel that will allow the exchange of oceanic water with marsh water, restoring suitable levels of salinity and dissolved oxygen in the marsh from their current hypoxic/anoxic conditions. A mechanized backhoe equipped with a boom arm and standard sized bucket will be used to breach the channel on the sand bar between the lagoon and the ocean.	Carpinteria Salt Marsh, Santa Barbara (Santa Barbara 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>
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4-09-076-A1 Mark & Agnes Smith	Revise detached guest house floor plan and construct a new 156 sq. ft., 13'7" ft. high open breezeway to connect the detached guest house to the existing single family residence.	20433 Medley Lane (Fernwood Small Lot Subdivision), Santa Monica Mountains (Los Angeles County)
4-03-046-A2 Nitzan Mekel	Revise pool and spa location; add 2 retaining walls ranging in height from 2 ft. to 8 ft. high and totaling 97 linear feet of retaining wall with 32 cu. yds. of associated grading (4 cu. yds. of cut and 28 cu. yds. of fill); and after-the-fact approval of the relocation of the septic tank.	33330 Hassted Drive, Malibu (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-10-097-E1 Robert E. Bailey	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for combination of three lots into one and construction of a two-story, 33.5-ft. high, 2,425 sq. ft. single-family residence, 492 sq. ft. attached garage, 37 sq. ft. covered porch, 1,408 sq. ft. of decks, replacement of septic tank with a new 1,200-gal. tank, and 165 cu. yds. of grading (7 cu. yds. cut, 158 cu. yds. fill).	26380 Ingleside, Malibu (Los Angeles County)

<p>4-04-094-E7 Khosrow Mohajerani</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.</p>	<p>33153 Mulholland Highway, Santa Monica Mountains (Los Angeles County)</p>
<p>4-10-065-E1 Bahgat Tadros</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 ft. high, 1,228 sq. ft. single-family residence with a 1,258 sq. ft. partially subterranean attached four-car garage, 1,272 sq. ft. of decks and balconies, driveway, retaining wall, septic system, propane storage tank, and 491 cu. yds. of grading (426 cu. yds. cut, 65 cu. yds. fill) in the Malibu Vista small lot subdivision.</p>	<p>4315 Ocean View Drive, Malibu (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



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

Date: May 31, 2013
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
 Waiver No.: 4-12-074-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: California State Parks, Channel Coast District & South Coast Habitat Restoration, M. Gomez

Location: Refugio State Beach, Santa Barbara County (APN 018-210-013)

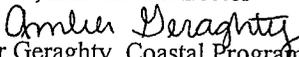
Description: Removal of non-native vegetation, including 7 eucalyptus trees (*Eucalyptus sp.*), 13 canary date palms (*Phoenix canariensis*), 5 guadalupe fan palms (*Brahea edulis*), 15 myoporum trees (*Myoporum parvifolium*), 12 pepper trees (*Schinus terebinthifolius*), and 3 stands of giant reed (*Arundo donax*), pampas grass (*Cortaderia spp.*) and other non-native species from an approximately 0.69 acre area along the banks of Refugio Creek mouth within Refugio State Beach. The area will be restored and revegetated with plantings sourced from native seeds from within the Refugio Creek Watershed and the Gaviota Coast. Trees will be removed with hand tools and power saws and, if necessary, the stumps of trees and other vegetation (such as *Arundo*) will be selectively painted or sprayed with the herbicide Glyphosate Aquamaster™ to prevent re-growth. Herbicide will not be applied if wind speeds on the site are greater than 5 mph or 48 hours prior to a predicted rain event. If rain does occur, herbicide application will not resume again until 72 hours after the rain. Tree removal will be conducted between September 15th and March 1st, outside of bird breeding and nesting season. However, before any trees/shrubs are removed, a biologist will survey the trees/shrubs to determine whether active bird nests are present or whether Monarch butterfly roosting is present. If butterfly roosting is observed, no trees within 500 feet will be removed. If active bird nests are observed, the area within 300 feet of the nest (500 feet for raptor nests) will not be disturbed until the nest(s) become inactive and fledging has occurred, as determined by the biologist. Invasive plant biomass will be disposed of off-site in a manner in which it will not promote infestation elsewhere. A monitoring program is proposed which includes planting guidelines, criteria, and performance standards by which the success of the revegetation will be determined. Roadways are present along both sides of the creek mouth and foot traffic diversions for State Park visitors may be necessary. Temporary project signage will be placed at the site. However, public access to Refugio State Beach and the public beach area will not be restricted.

Rationale: The proposed project includes the removal of non-native vegetation and replacement with riparian native vegetation that will improve habitat value at the mouth of Refugio Creek. The overall project will remove approximately .69 acres of non-native vegetation. No native trees or native habitat will be removed. No grading is proposed and no work will occur within the creek itself. No archeological resources are present or likely to be impacted by the proposed project. All work will be conducted according to a proposed restoration plan, consistent with similar projects approved by the Commission. As proposed, this project will not result in any adverse impacts to sensitive habitat, water quality, or public access. 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 June 12-14, 2013. If four Commissioners object to this waiver, a coastal permit will be required. Persons wishing to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

Charles Lester, Executive Director

By: 
 Amber Geraghty, Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

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

Date: May 30, 2013
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement No.: 4-13-0252

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

Applicant: Los Angeles County Department of Public Works
Location: 18700 Pacific Coast Highway (Topanga County Beach), Santa Monica Mountains, Los Angeles County
Description: Use of unimproved open dirt/gravel lot as a temporary construction staging area for the construction of a parking lot, viewing deck, and vertical seawall just downcoast at Will Rogers State Beach (previously approved in Coastal Development Permit 5-10-120). This includes the use of two entrance points, placement of two construction office trailers, equipment storage containers, construction material storage and stockpile, and best management practices for stormwater pollution protection, including protecting existing drainage inlets, sediment control, material delivery and storage controls, spill protection and control, solid waste management and sanitary waste management. The temporary construction staging area will be in use from June 2013 to August 2014. All materials, trailers, and containers will be removed at the end of the project and the site will be restored to existing conditions. No grading or vegetation removal will occur.
Rationale: The project is temporary and designed to ensure that all stored materials are retained on site and that best management practices are employed to ensure that the project does not lead to increased erosion or sedimentation. The project will not result in any individual or cumulative adverse impacts to sensitive habitat, water quality, and other coastal resources and is consistent with all applicable Chapter 3 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 June 12-14, 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: Barbara J. Carey
Title: Supervising Analyst

CALIFORNIA COASTAL COMMISSION

14TH CENTRAL COAST AREA
1400 SOUTH CALIFORNIA ST., SUITE 200
SANTA ANA, CA 92701
(714) 585-1800

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

Date: May 31, 2013
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-13-028-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: Larry Droeger
Agent: Juan Barajas, Verengo Solar Plus
Location: 24768 Saddle Peak Road, Malibu (Los Angeles County) (APN: 4453-025-041)
Description: Installation of a ground-mounted Photovoltaic Solar System which includes 33 8.25 kW PV modules totaling approximately 581 sq. ft. to be located downslope and adjacent to an existing single family residence. No grading of the existing slope will occur and the total height of the solar panels will not exceed 48".
Rationale: The proposed project is relatively minor in nature. The proposed solar array will be placed on a slope directly adjacent the existing single-family residence approved pursuant to CDP 4-99-214. The solar panel array will be located within the designated fuel modification clearance zone and will not require any removal or trimming of environmentally sensitive habitat or result in impacts to public views. Thus, 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 June 12-14, 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

Amber Geraghty
By: Amber Geraghty
Title: Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

May 23, 2013

Permit No.: G-4-13-0203

Applicant: The Regents of the University of California

Agents: Dr. Andrew Brooks, Director of the University of California's Carpinteria Salt Marsh Reserve

Project Location: Carpinteria Salt Marsh, Santa Barbara County, California

Work Proposed: One-time breach of the natural sand bar at the mouth of Carpinteria Salt Marsh to create a channel that will allow the exchange of oceanic water with marsh water, restoring suitable levels of salinity and dissolved oxygen in the marsh from their current hypoxic/anoxic conditions. A mechanized backhoe equipped with a boom arm and standard sized bucket will be used to breach the channel on the sand bar between the lagoon and the ocean.

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 prolonged sand bar formation between the Carpinteria Salt Marsh and the Pacific Ocean threatens water quality within the marsh in terms of nutrient loading, salinity and dissolved oxygen levels, which constitutes a risk to the fauna and benthic infaunal species. 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;
- (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.

Sincerely,

Charles Lester
Executive Director

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

By: John Ainsworth
Title: Senior 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, though the work may begin in advance of that submittal.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work at the location of the proposed project requires separate authorization from the Executive Director.
3. The work authorized by this emergency permit must be completed within 30 days of the date of this permit. The Executive Director may grant additional time for good cause.
4. In exercising this emergency permit, the applicant agrees to hold the California Coastal Commission (Commission) harmless from any liabilities for damage to public or private properties or personal injury that may result from the project and to indemnify the Commission, which includes its officers, agents, and employees, against any and all liability, related claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any such damage or personal injury.
5. The work authorized by this emergency permit is temporary and limited to a one-time artificial breach of the Carpinteria Salt Marsh.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies, as applicable.
7. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be operated, placed, stored or otherwise located in the intertidal zone at any time.
8. The applicant shall ensure that a qualified biologist or environmental resources specialist shall monitor the site during all emergency work activities (including but not limited to, breaching/grading/grooming operations as well as during all vehicular access through beach/marsh/sand bar areas) to ensure that adverse impacts to sensitive plant and animal species are avoided or minimized to the maximum extent feasible.

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.

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

Enclosure: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: May 24, 2013

SUBJECT: Coastal Development Permit No. 4-09-076 granted to Mark & Agnes Smith, for the following development at 20433 Medley Lane, Topanga, Los Angeles County (APN: 4448-012-059) consisting of:

Request for after-the-fact approval of the conversion of an approved 630 sq. ft. detached carport to a two-story detached guest house that is accessory to an existing single-family residence, including remodel to convert 164 sq. ft. of the detached guest house to a one-car garage, retention of the remainder 747 sq. ft. of structure as a study, recreation room, and storage, and reconstruction of an as-built trellis and deck attached to the front and side of the accessory structure in order to meet County code requirements. No grading or change to the existing on-site septic system is proposed or required. The removal of invasive trees and shrubs that are not in conformance with the approved landscaping plan for the site is also proposed.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-09-076-A1) to the above referenced permit, which would result in the following change(s):

Revise detached guest house floor plan and construct a new 156 sq. ft., 13'7" ft. high open breezeway to connect the detached guest house to the existing single-family residence.

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 detached guest house floor plan to relocate the staircase and the construction of a new 156 sq. ft., 13'7" ft. high open breezeway to connect the detached guest house to the existing single family residence. This proposed guest house floor plan revision will not increase the previously approved total habitable square footage of 747 sq. ft. of the guest house. The new proposed breezeway consists of a roof and supporting poles only and therefore cannot be enclosed or converted to habitable space. 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: June 3, 2013

SUBJECT: Coastal Development Permit No. 4-03-046 granted to Stephanie Dreckmann and transferred to Nitzan Mekel, for the following development at 33330 Hassted Road, Malibu, Los Angeles County (APN: 4472-009-019) consisting of:

Construction of a 5,718 sq. ft., 28 ft. high single family residence with attached 3-car garage and detached 2-car garage, 4,270 cu. yds. of grading (2,950 cu. yds. cut and 1,320 cu. yds. of fill), pool/spa, septic system, two water tanks, and planting of fruit/nut trees and vines.

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 pool and spa location; add 2 retaining walls ranging in height from 2 ft. to 8 ft. high and totaling 97 linear feet of retaining wall with 32 cu. yds. of associated grading (4 cu. yds. of cut and 28 cu. yds. of fill); and after-the-fact approval of the relocation of the septic tank.

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 pool and spa location in the rear yard and the construction of 97 linear feet of retaining walls and 32 cu. yds. of associated grading, which will all be located within the residence's approved fuel modification zones (Zones A and B). The new proposed pool and spa location will be approximately 17 linear feet closer to the existing residence than the previously approved location. The applicant states that the new proposed pool and spa location will result in less grading than what would have been required in the previously approved location. The area where the septic tank was previously relocated is on the approved building pad and did not result in more grading or vegetation removal than the approved location. The proposed development will not exceed the 10,000 sq. ft. development area for the subject property. The proposed changes to the previously approved project will not expand the required fuel modification area, 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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June 3, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Robert E. Bailey**
has applied for a one year extension of Permit No: **4-10-097-E1**
granted by the California Coastal Commission on: **April 14, 2011**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for combination of three lots into one and construction of a two-story, 33.5-ft. high, 2,425 sq. ft. single-family residence, 492 sq. ft. attached garage, 37 sq. ft. covered porch, 1,408 sq. ft. of decks, replacement of septic tank with a new 1,200-gal. tank, and 165 cu. yds. of grading (7 cu. yds. cut, 158 cu. yds. fill).**

at **26380 Ingleside, Malibu (Los Angeles County)**

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

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

Sincerely,
CHARLES LESTER
Executive Director

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

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



June 3, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Khosrow Mohajerani**
has applied for a one year extension of Permit No: **4-04-094-E7**
granted by the California Coastal Commission on: **May 11, 2005**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.**

at **33153 Mulholland Highway, Santa Monica Mountains (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.

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June 3, 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

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June 3, 2013

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Bahgat Tadros**
has applied for a one year extension of Permit No: **4-10-065-E1**
granted by the California Coastal Commission on: **May 12, 2011**

for **TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 ft. high, 1,228 sq. ft. single-family residence with a 1,258 sq. ft. partially subterranean attached four-car garage, 1,272 sq. ft. of decks and balconies, driveway, retaining wall, septic system, propane storage tank, and 491 cu. yds. of grading (426 cu. yds. cut, 65 cu. yds. fill) in the Malibu Vista small lot subdivision.**

at **4315 Ocean View Drive, Malibu (Los Angeles County)**

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

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

Sincerely,
CHARLES LESTER
Executive Director

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

By: JULIE REVELES
Staff Services Analyst

cc: Local Planning Dept.