

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



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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 10, 2014

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 February 2014 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.

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>
4-13-0816-W Attn: Edward Frymer		1521 Decker School Lane, Malibu, CA
4-14-0135-W Attn: Nitzan Mekel	Installation of a roof-mounted Photovoltaic Solar System. The combined array consists of 38-panels totaling 686-sf. There are 25-panels totaling 451-sf on the house's eastern roof gable, and 13-panels totaling 235-sf on the garage's south and eastern roof gables. The panels will be flush mounted above the existing roof and the total height of the solar panels will not exceed 2' above the sloped roof. Neither grading nor vegetation removal will occur as part of the project.	33330 Hassted Drive, Malibu, CA 90265 06037-4472009019

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>
4-10-034-A1 Attn: Hinh Duong	Revise the septic tank, emergency path, and stormwater components of the approved project. The septic system revision consists of surrounding the 1,500 gallon septic tank with a concrete box vault and eliminating the 6-foot high retaining wall below the house. The emergency path component consists of adding 9 linear feet to a 5-ft. wide staircase along the southern property line for fire department access. The stormwater component consists of adding a pair of rainwater storage barrels under the building. All three revisions to the approved project are prompted by changes in building codes and emergency access requirements. The amount of grading for development on the site (building foundation, slope shoring, and septic system) will remain unchanged at 565 cu. yds. (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import.	4043 - Latigo Canyon Road 06037-4461030014

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-05-052-E6 California State Parks	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for restoration of Sepulveda Adobe, including interior remodel of the adobe and construction of ADA compliant improvements to the structure, restoration of accessory structures including a cistern, tank house, and historic well, installation of benches, picnic tables, and interpretive displays, removal of an existing stone barbecue, planting of historic trees, planting of an orchard containing approximately 20 fruit trees and an approximately 2,000 sq. ft. kitchen garden with irrigation system, removal of fencing from around the adobe and the old property line, and construction of symbolic fencing around the historic area, construction of 260 linear ft. of a 24-ft. wide permeable material access road from Mulholland Highway, construction of a 455-ft. long, 3-ft. wide permeable trail segment near the access road, construction of 625 linear ft. of 2 in. PVC water line, installation of entrance and trail crossing signage, and approximately 255 cu. yds. of grading (136.5 cu. yds. cut, 118 cu. yds. fill). The proposed project is a portion of a larger project, the remainder of which is located outside of the Coastal Zone.	Mulholland Highway Approximately 500 Fee, Santa Monica Mountains 06037-2063011902, 06037-4462029900
4-06-109-E4 Attn: Alessandra Sandron	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cut. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed.	21941 - Saddle Peak Road, Topanga 06037-4438038001

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-07-122-E2 Attn: Alexander Arrow	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3-story, 35-ft. high, 1,979 sq. ft. single-family residence with attached 748 sq. ft., 3 car garage, 1,282 sq. ft. balconies/decks, driveway, septic system, and a total of 44 cu. yds. of grading consisting of 22 cu. yds. of cut and 22 cu. yds. of fill.	26557 - Ocean View Drive, Malibu 06037-4461013009, 06037-4461013010, 06037-4461013011
4-10-034-E2 Attn: 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 06037-4461030014

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

DATE: February 4, 2014
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-13-0816-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: Edward and Madeleine Frymer

Agent: Chris Antzoulatos

Location: 1521 Decker Canyon Road (Los Angeles County) (APN: 4472-029-007)

Description: Construction of an approximately 70-foot long, 3.5 foot high retaining wall in the rear yard, and an approximately 5 foot high garden wall with pilasters and gates across the driveway in the front yard of an existing single family residence.


Rationale: The proposed project is relatively minor in nature. The proposed additions are in the existing, graded development area of an existing single family residence that was previously approved pursuant to Coastal Development Permit No. 4-07-016 and will not result in any adverse impacts to environmentally sensitive habitat, water quality, or 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 until reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on February 12-14, 2014. 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


By: Barbara Carey, Supervising 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

Date: 04 Feb. 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0135-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: Nitzan Mekel – Property Owner

Agent: Artin Termado – Solar Optimum

Location: 33330 Hassted Drive, Santa Monica Mountains, Los Angeles County
[APN: 4472-009-019]

Description: Installation of a roof-mounted Photovoltaic Solar System. The combined array consists of 38-panels totaling 686-sf. There are 25-panels totaling 451-sf on the house's eastern roof gable, and 13-panels totaling 235-sf on the garage's south and eastern roof gables. The panels will be flush mounted above the existing roof and the total height of the solar panels will not exceed 2' above the sloped roof. Neither grading nor vegetation removal will occur as part of the project.

Rationale: The proposed project is relatively minor in nature. The existing single-family residence was constructed in 2008, pursuant to Coastal Development Permit No. 4-03-046. The proposed solar array will be erected on gabled roofs of the existing single-family residence and attached garage. The solar panel array will be lower than the 28-foot height limit for the building. The project will not require any removal or trimming of environmentally sensitive habitat area, nor will trees be removed. 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 February 12-14, 2014. 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: N.D. Doberneck
Title: Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
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(805) 585 - 1800

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: 3 Feb. 2014

SUBJECT: Coastal Development Permit No. 4-10-034 granted to Mr. & Mrs. Hinh & Heidi Duong for the development described below at 4043 Latigo Canyon Road, Santa Monica Mountains, Los Angeles County (APN: 4461-030-014):

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).

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):

Revise the septic tank, emergency path, and stormwater components of the approved project. The septic system revision consists of surrounding the 1,500 gallon septic tank with a concrete box vault and eliminating the 6-foot high retaining wall below the house. The emergency path component consists of adding 9 linear feet to a 5-ft. wide staircase along the southern property line for fire department access. The stormwater component consists of adding a pair of rainwater storage barrels under the building. All three revisions to the approved project are prompted by changes in building codes and emergency access requirements. The amount of grading for development on the site (building foundation, slope shoring, and septic system) will remain unchanged at 565 cu. yds. (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import).

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 site, grading and drainage plans for the previously approved new home construction. The proposed concrete box vault for the septic tank will generate the same grading and earthwork as the previously approved at-grade retaining wall extending the width of the site. The proposed addition of 9-linear feet to the southern staircase will match the previously approved northern staircase, and this small staircase addition will complete an emergency access circuit around the residence perimeter.

The pair of rainwater barrels under the building will ensure compliance with L.A. County's new Low Impact Development regulations. The proposed amendment will not result in any additional significant adverse impacts to coastal resources that were not considered, minimized, and mitigated in the original approval of the project. The approximate footprint of grading will decrease and will not result in any adverse impacts to ESHA. In addition, the project is already conditioned to include construction best management practices and permanent drainage facilities to minimize erosion and sedimentation. As such, the project, as proposed to be amended is consistent with all applicable Chapter Three policies of the Coastal Act.

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

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 31, 2014

Notice is hereby given that California State Parks has applied for a one year extension of 4-05-052 granted by the California Coastal Commission on December 12, 2006

for: Restoration of Sepulveda Adobe, including interior remodel of the adobe and construction of ADA compliant improvements to the structure, restoration of accessory structures including a cistern, tank house, and historic well, installation of benches, picnic tables, and interpretive displays, removal of an existing stone barbecue, planting of historic trees, planting of an orchard containing approximately 20 fruit trees and an approximately 2,000 sq. ft. kitchen garden with irrigation system, removal of fencing from around the adobe and the old property line, and construction of symbolic fencing around the historic area, construction of 260 linear ft. of a 24-ft. wide permeable material access road from Mulholland Highway, construction of a 455-ft. long, 3-ft. wide permeable trail segment near the access road, construction of 625 linear ft. of 2 in. PVC water line, installation of entrance and trail crossing signage, and approximately 255 cu. yds. of grading (136.5 cu. yds. cut, 118 cu. yds. fill). The proposed project is a portion of a larger project, the remainder of which is located outside of the Coastal Zone.

at: Mulholland Highway approximately 500 feet west of Las Virgenes Road (Malibu Creek State Park), 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.

Sincerely,
CHARLES LESTER
Executive Director

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

CALIFORNIA COASTAL COMMISSION

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 31, 2014

Notice is hereby given that Alessandra Sandron has applied for a one year extension of 4-06-109 granted by the California Coastal Commission on December 11, 2008

for: Construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cut. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed.

at: 21941 Saddle Peak 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

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

Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 5, 2014

Notice is hereby given that Alexander Arrow has applied for a one year extension of 4-07-122 granted by the California Coastal Commission on a November 18, 2012

for: Construct a 3-story, 35-ft. high, 1,979 sq. ft. single-family residence with attached 748 sq. ft., 3 car garage, 1,282 sq. ft. balconies/decks, driveway, septic system, and a total of 44 cu. yds. of grading consisting of 22 cu. yds. of cut and 22 cu. yds. of fill.

at: 26557 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


Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 3, 2014

Notice is hereby given that Mr. & Mrs. Hinh & Heidi Duong has applied for a one year extension of 4-10-034 granted by the California Coastal Commission on January 13, 2011

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, 4043 Latigo Canyon RD, 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 black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst