

**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



# Th5

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

*For the  
August Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: August 11, 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 August 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>
4-14-1054-W Attn: Shelley Vahe	Switch out the current windows for more energy efficient, ergonomic and environmentally friendly windows. The majority will be exactly the same size, excluding the front of house windows, that will be lengthened to take advantage of the view. One small 5 ft. floating balcony is proposed from the master bedroom - using the steel structures already in place, per structural plans.	1771 RAMBLA PACIFICO, MALIBU, CA 90265 06037-4453004029

**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>4-14-0747-W</b> Attn: David Yovanno</p>	<p>Remove existing approximately 488 square foot patio, and replace with new approximately 1,100 square foot patio at the rear of an existing residence that is adjacent to an existing private boat dock in the Pierpont Keys neighborhood in Ventura Harbor. No changes to existing dock, gangways, or piles are proposed. The proposed project also includes implementation of best management practices to ensure the water quality of the harbor is not degraded during construction.</p>	<p>2965 Surfrider, Ventura, CA 06111-080285245</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-14-1008-W

California Dept. of Parks  
& Recreation

Americans with Disabilities Act (ADA) compliant improvements at the day use and campground areas of Refugio State Beach, including the following: Day Use Area; Improvements to a portion of the existing day use parking lot by applying new slurry seal to a 32 ft. by 22 ft. area and restriping for ADA-compliant van and auto access parking stalls with signage at three locations within the day use parking lot. If slopes are greater than two percent, a 33 ft. by 20 ft. area at each of the three accessible parking locations will be resurfaced to achieve the appropriate grade; Installation of a 4-6. wide ADA-compliant sidewalk along a 360 ft. length adjacent to the day use parking lot and day use area basketball court. Installation of a 6 ft. by 30 ft. concrete slab and two 4 ft. by 10 ft. access paths adjacent to the day use area basketball court with four ADA-compliant benches; Replacement of the existing day use Group Picnic Area facilities with a new 36 ft. by 36 ft. concrete slab, 4 ft. by 20 ft. walkway, and the installation of a concrete food preparation table, five picnic tables, and three group-style BBQ's. CAMPGROUND AREA: Resurfacing of the existing Yanonali and Anapamu Group Camp Areas for ADA compliance and replacement of existing facilities with upgraded ADA-compliant group camp facilities including fire rings, picnic tables, BBQ's, and water stations. Existing logs used to delineate individual campsites within the Group Camp Areas will be removed and replaced with sections of concrete split rail fencing; Resurfacing of up to six individual campsites for ADA-compliance (Campsites 1, 8, 35, 38, 52, 62) and replacement of existing facilities with upgraded ADA-compliant facilities including fire rings and picnic tables/ Removal and replacement of existing eater stations nearest to each upgraded campsite (up to six total). Installation of a 4 ft. by 100 ft. access path from Campsite #62 to an existing comfort station.

REFUGIO BEACH RD, CA 93117  
06083- -081-210-013

**DETAIL OF ATTACHED MATERIALS****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>
4-12-037-A1 Attn: Thomas Doniger	Redesign single family residence, guest house, driveway alignment and footprint, septic and well location, and landscaping. Modify the fuel modification plan accordingly. Decrease habitable square footage from 4,327 sq. ft. to 3,250 sq. ft., decrease guest house from 742 sq. ft. to 690 sq. ft.; decrease the main residence from a two story 30 feet high structure to a 23 ft. high one story structure; decreasing the garage from 1,348 sq. ft. to 1,346 sq. ft. and attach it to the main residence; and remove the pool from development plans. Reduce the proposed grading amount to 15 cubic feet of fill. Add a detached storage/barn structure of 1,348 sq. ft. to the proposed project within the open space restriction area.	1370 Will Geer Road, Santa Monica Mtns.,

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>4-03-017-E10</b> Attn: Ann &amp; John Matise</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP FOR construction of a two story, 29.5 foot high, 5,379 sq. ft. single family residence, with two detached 704 sq. ft. garages, driveway, turnaround, 750 sq. ft. guest house, swimming pool, patio, stairs, retaining walls, septic system, and approximately 3,400 cu. yds. of grading (3,200 cu. yds. cut, 200 cu. yds. fill). AMENDED TO: Revise project plans to eliminate guest house and pool, eliminate a previously approved 704 sq. ft. three car garage and construct a 451 sq. ft. guest house with attached 204 sq. ft. garage in approximately the same location, relocate and reconfigure the previously approved 704 sq. ft. garage, incorporate design changes to the previously approved residence within the same footprint, and reduce grading from approximately 3,400 cu. yds. to approximately 1,840 cu. yds. (1,500 cu. yds cut, 340 cu. yds. fill). The proposed amendment also includes use of permeable material on the area of the driveway and motorcourt that is in excess of the motorcourt and driveway area.</p>	<p>24738 - 0 W Saddlepeak RD, Malibu 06037-4453002045</p>
<p><b>4-03-103-E9</b> Attn: Joseph &amp; Cheryl Azoulay</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for the construction of a 2,300 sq. ft., 35 ft. high from existing grade single family residence with 2-car garage, septic system, 300 cu.yds. of grading (150 cu. yds. cut and 150 cu. yds. fill), removal of three oak trees and encroachment within the protected zone of eight oak trees on a 6,000 sq. ft. lot. The project includes after-the-fact approval for the removal of two of the three oak trees that were already removed without a coastal development permit.</p>	<p>26247 - 0 Fairside RD, Malibu 06037-4457007006</p>

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

<p><b>4-06-033-E6</b> Attn: Michael Burns</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.</p>	<p>33130 - 0 Mulholland HWY, Malibu 06037-4471001026</p>
<p><b>4-06-138-E6</b> Attn: Jonathan Kibbe</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 5,279 sq. ft., two story, 31 foot high single family residence with attached 800 sq. ft. garage; septic system; driveway; landscaping, pool, spa decks, retaining walls, and 1,800 cu. yds. of grading. The applicant also proposes to remove an existing temporary construction trailer onsite following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan and existing roads.</p>	<p>24563 - 0 Piuma RD, Malibu 06037-4453025003</p>
<p><b>4-09-017-E4</b> Attn: Ron Fattal</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2 story, 30 ft. 3 in. high, 7,593 sq. ft. single family residence, attached 700 sq. ft. three car garage, 789 sq. ft. covered patio, 716 sq. ft. 2nd floor deck, one story, 15 1/2 ft. high, 316 sq. ft. guest house with attached 518 sq. ft. two car garage, driveway, pool, spa, 324 sq. ft. open cabana, septic system, 36 cu. yds. cut grading and 36 cu. yds. fill grading, 17,000 cu. yds. remedial grading, and fence/gate on development pad all located on the previously approved existing building pad.</p>	<p>2037 - 0 Delphine LN, Calabasas 06037-4455060010</p>

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

<p><b>4-09-026-E1</b> Ventura County Port District, Attn: Oscar Pena</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP to adjust the lot line lines of Port District Parcels 15, 16, and 18 and construct an approximately 44,400 sq. ft. new public recreational marina; install new piles, gangways, and utilities for the berthing of 104 boats, ranging from 30 ft. to 80 ft. in length, construct a new 90 ft. public long dock for use by personal watercraft; designate six new public transient boating spaces; one new non-profit boating space, and one new water taxi stop.</p>	<p>0 - 0 Ventura Harbor, City Of San Buenaventura 06111-0800240125, 06111-0800240245</p>
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**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-4-14-0024</b> City of Port Hueneme, Attn: Chris Theisen</p>	<p>Replacement of 20 timber piles that have been damaged by wave and tidal action with 20 new timber piles that are treated with ammoniacal copper zinc arsenate and wrapped with a protective coating.</p>	<p>Hueneme Pier, Hueneme Beach Park, City of Port Hueneme, CA</p>
<p><b>G-4-14-0023</b> Attn: Yosuf Abedi</p>	<p>Removal of three unpermitted retaining walls (block wall, rock wall, and I-beam/lagging wall), removal of backfill, and 585 cu. yds. of grading (535 cu. yds. of cut and 50 yds. of fill) to trim back the adjacent slope to a 2:1 gradient.</p>	<p>528 Mildas, CA 06037-4453026034</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**

**DATE:** August 4, 2014  
**TO:** All Interested Parties  
**SUBJECT:** Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-14-1054-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:** Shelley Sykes

**Agent:** Vahe Ekmekjian

**Location:** 1771 Rambla Pacifico, Santa Monica Mountains, Los Angeles County [APN: 4453-004-029]

**Description:** Addition of an approximately 50 square foot balcony and replacement of windows to an existing single family residence constructed pursuant to Coastal Development Permit No. 4-02-153.

**Rationale:** The proposed project is relatively minor in nature. As proposed, the project will not result in any significant adverse impacts to sensitive habitat, public access, or public views. 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 August 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  
Title: 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-DE-MINIMIS

DATE: August 1, 2014  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-14-0747-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 Yovanno

Agent: Kevin Miller

Location: 2965 Surfriider Avenue, City of Ventura, Ventura County

Description: Remove existing approximately 488 square foot patio, and replace with new approximately 1,100 square foot patio at the rear of an existing residence that is adjacent to an existing private boat dock in the Pierpont Keys neighborhood in Ventura Harbor. No changes to existing dock, gangways, or piles are proposed. The proposed project also includes implementation of best management practices to ensure the water quality of the harbor is not degraded during construction.

Rationale: The proposed project is minor in nature as it is a concrete deck replacement with 8-ft. cantilevered extension associated with an existing residential dock. The project will not involve work in the water or changes to the existing dock. In addition, the applicant has included implementation of construction best management practices as part of the proposed project to ensure the water quality of the harbor is not degraded during construction. The proposed project will not adversely impact coastal resources, public access, or water quality and 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 August 14, 2014 in San Diego. If three Commissioners object to this waiver, a coastal permit will be required.

Sincerely,

CHARLES LESTER  
Executive Director

A handwritten signature in cursive script, appearing to read "Jacqueline Blaugrund".

By: Jacqueline Blaugrund  
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:** July 24, 2014  
**To:** All Interested Parties  
**Subject:** Waiver of Coastal Development Permit Requirement  
**Waiver No.:** 4-14-1008-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 Department of Parks and Recreation

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

**Description:** Americans with Disabilities Act (ADA) compliant improvements at the day use and campground areas of Refugio State Beach, including the following:

Day Use Area

- Improvements to a portion of the existing day use parking lot by applying new slurry seal to a 32 ft. by 22 ft. area and restriping for ADA-compliant van and auto access parking stalls with signage at three locations within the day use parking lot. If slopes are greater than two percent, a 33 ft. by 20 ft. area at each of the three accessible parking locations will be resurfaced to achieve the appropriate grade.
- Installation of a 4-6 ft. wide ADA-compliant sidewalk along a 360 ft. length adjacent to the day use parking lot and day use area basketball court. Installation of a 6 ft. by 30 ft. concrete slab and two 4 ft. by 10 ft. access paths adjacent to the day use area basketball court with four ADA-compliant benches.
- Replacement of the existing day use Group Picnic Area facilities with a new 36 ft. by 36 ft. concrete slab, 4 ft. by 20 ft. walkway, and the installation of a concrete food preparation table, five picnic tables, and three group-style BBQ's.

Campground Area

- Resurfacing of the existing Yanonali and Anapamu Group Camp Areas for ADA compliance and replacement of existing facilities with upgraded ADA-compliant group camp facilities including fire rings, picnic tables, BBQ's, and water stations. Existing logs used to delineate individual campsites within the Group Camp Areas will be removed and replaced with sections of concrete split rail fencing.
- Resurfacing of up to six individual campsites for ADA-compliance (Campsites 1, 8, 35, 38, 52, 62) and replacement of existing facilities with upgraded ADA-compliant facilities including fire rings and picnic tables. Removal and replacement of existing water stations nearest to each upgraded campsite (up to six total). Installation of a 4 ft. by 100 ft. access path from Campsite #62 to an existing comfort station.

**Rationale:** The proposed project will enhance public access at Refugio State Beach by providing ADA-compliant accessibility improvements at existing campground and day use facilities. The proposed access improvements will not result in a change in number of campsites or parking spaces, or change in park capacity. The project has been designed to avoid adverse impacts to coastal resources by utilizing the existing development footprint of park facilities. Minor grading is proposed to establish ADA-compliant grades. Grading will be balanced on-site and construction/erosion control Best Management Practices are proposed to be implemented. To ensure that construction activities avoid adverse impacts to roosting monarch butterflies in nearby eucalyptus and palm trees, a survey is proposed to be conducted by a qualified ecologist prior to the commencement of work. Construction activities will only be allowed to proceed when the qualified ecologist determines there are no monarch butterflies present or the proposed work is greater than 100 feet from any active roost area. The project has been designed to avoid adverse impacts to public access by phasing construction activities and limiting construction to non-peak visitor use periods. Further, archaeological and Native American monitoring is proposed

## CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA  
9 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
305) 641 - 0142



## NOTICE OF PROPOSED PERMIT AMENDMENT

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** August 5, 2014

**SUBJECT:** Coastal Development Permit No. **4-12-037** granted to Jesse Douglas and later transferred to Thomas Doniger for the development described below at 1370 Will Geer Road, Santa Monica Mountains, Los Angeles County (APN: 4440-007-012):

*Construction of a two-story, 4,327 sq. ft. single family residence, 1,348 sq. ft. detached three-car garage and workshop, 742 sq. ft. guesthouse, trellis, driveway, turnaround, septic system, swimming pool, spa, retaining walls, well, water tank, landscaping, widening of Will Geer Road from 16 ft. to 20 ft., revegetation of an approximately 10,000 sq. ft. cleared area, and approximately 344 cu. yds. of grading (222 cu. yds. cut, 122 cu. yds. fill).*

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):

**Redesign single family residence, guest house, driveway alignment and footprint, septic and well location, and landscaping. Modify the fuel modification plan accordingly. Decrease habitable square footage from 4,327 sq. ft. to 3,250 sq. ft., decrease guest house from 742 sq. ft. to 690 sq. ft.; decrease the main residence from a two story 30 feet high structure to a 23 ft. high one story structure; decrease the garage from 1,348 sq. ft. to 1,346 sq. ft. and attach it to the main residence; and remove the pool from development plans. Reduce the proposed grading amount to 15 cubic feet of fill. Add a detached storage/barn structure of 1,348 sq. ft. to the proposed project within the open space restriction area.**

## 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 structural plans for the previously approved new home construction. While a detached storage barn structure is proposed to be located within the open space restriction area required in the underlying permit, the provisions of the condition allow for equestrian type barn facilities, as well as water wells

and septic tanks. Additionally, the proposed structure within the open space area will not require an expansion of the previously approved fuel modification plan. 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 Melissa Ahrens at the Commission Area office (805) 585-1800.

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Ann & John Matise has applied for a one year extension of 4-03-017 granted by the California Coastal Commission on August 6, 2003

for: Construction of a two story, 29.5 foot high, 5,379 sq. ft. single family residence, with two detached 704 sq. ft. garages, driveway, turnaround, 750 sq. ft. guest house, swimming pool, patio, stairs, retaining walls, septic system, and approximately 3,400 cu. yds. of grading (3,200 cu.yds. cut, 200 cu.yds. fill). AMENDED TO: Revise project plans to eliminate guest house and pool, eliminate a previously approved 704 sq. ft. three car garage and construct a 451 sq. ft. guest house with attached 204 sq. ft. garage in approximately the same location, relocate and reconfigure the previously approved 704 sq. ft. garage, incorporate design changes to the previously approved residence within the same footprint, and reduce grading from approximately 3,400 cu. yds. to approximately 1,840 cu. yds. (1,500 cu. yds cut, 340 cu. yds. fill). The proposed amendment also includes use of permeable material on the area of the driveway and motorcourt that is in excess of the motorcourt and driveway area.

at: 24738 Saddle Peak 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 black ink that reads "Julie Reveles".

Julie Reveles  
Staff Services Analyst

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Joseph & Cheryl Azoulay has applied for a one year extension of 4-03-103 granted by the California Coastal Commission on August 13, 2004

for: The construction of a 2,300 sq. ft., 35 ft. high from existing grade single family residence with 2-car garage, septic system, 300 cu.yds. of grading (150 cu. yds. cut and 150 cu. yds. fill), removal of three oak trees and encroachment within the protected zone of eight oak trees on a 6,000 sq. ft. lot. The project includes after-the-fact approval for the removal of two of the three oak trees that were already removed without a coastal development permit.

at: 26247 Fairside 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 that reads "Julie Reveles".

Julie Reveles  
Staff Services Analyst

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Michael Burns has applied for a one year extension of 4-06-033 granted by the California Coastal Commission on July 9, 2007

for: The applicants propose to construct a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.

at: 33130 Mulholland Highway, 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".

Julie Reveles  
Staff Services Analyst



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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Jonathan Kibbe has applied for a one year extension of 4-06-138 granted by the California Coastal Commission on August 8, 2009

for: The applicant proposes to construct a 5,279 sq. ft., two story, 31 foot high single family residence with attached 800 sq. ft. garage; septic system; driveway; landscaping, pool, spa decks, retaining walls, and 1,800 cu. yds. of grading. The applicant also proposes to remove an existing temporary construction trailer onsite following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan and existing roads.

at: 24563 Piuma 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 that reads "Julie Reveles".

Julie Reveles  
Staff Services Analyst

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Ron Fattal has applied for a one year extension of 4-09-017 granted by the California Coastal Commission on June 10, 2009

for: Construct a 2 story, 30 ft. 3 in. high, 7,593 sq. ft. single family residence, attached 700 sq. ft. three car garage, 789 sq. ft. covered patio, 716 sq. ft. 2nd floor deck, one story, 15 1/2 ft. high, 316 sq. ft. guest house with attached 518 sq. ft. two car garage, driveway, pool, spa, 324 sq. ft. open cabana, septic system, 36 cu. yds. cut grading and 36 cu. yds. fill grading, 17,000 cu. yds. remedial grading, and fence/gate on development pad all located on the previously approved existing building pad.

at: 2037 Delphine Lane, Calabasas (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**

South Central Coast District Office  
89 South California Street, Suite 200  
Ventura, California 93001-2801  
PH (805) 585-1800 FAX (805) 641-1732



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 5, 2014

Notice is hereby given that Ventura County Port District and Sondermann Ring Partners has applied for a one year extension of 4-09-026 granted by the California Coastal Commission on August 8, 2012

to: Adjust the lot line lines of Port District Parcels 15, 16, and 18 and construct an approximately 44,400 sq. ft. new public recreational marina; install new piles, gangways, and utilities for the berthing of 104 boats, ranging from 30 ft. to 80 ft. in length, construct a new 90 ft. public long dock for use by personal watercraft; designate six new public transient boating spaces; one new non-profit boating space, and one new water taxi stop.

at: Port District Parcels 15, 16, & 18 in the Ventura Harbor, City of San Buenaventura, (Ventura 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

1000 NORTH CENTRAL COAST AREA  
100 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800

**EMERGENCY PERMIT****August 5, 2014****Permit No.:** G-4-14-0024**Applicant:** City of Port Hueneme**Agents:** Jon Moore, Noble Consultants, Inc.**Project Location:** Hueneme Pier, Hueneme Beach Park, City of Port Hueneme,  
Ventura County**Work Proposed:** Replacement of 20 timber piles that have been damaged by wave and tidal action with 20 new timber piles that are treated with ammoniacal copper zinc arsenate and wrapped with a protective coating.

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 submitted information that an unexpected occurrence in the form of shoreline erosion, which has resulted in lowered beach sand elevations, has increased exposure of the piles to wave and tidal action, and that continued wave and tidal action would result in pier failure. 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 90 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 ninety (90) days of the date of this permit, or as extended by the Executive Director through correspondence, 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 sixty (60) days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent. 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. By acceptance of this emergency permit, the applicant agrees to comply with the following construction-related requirements:
  - A. No construction materials, debris, or waste shall be placed or stored where it may be subject to wave or tidal action, erosion, or dispersion.
  - B. Any and all debris resulting from construction activities shall be removed from the site within twenty-four (24) hours of completion of construction and disposed of at an appropriate location.
  - C. If turbid conditions are generated during construction, a silt curtain shall be utilized to control turbidity.
  - D. Floating booms shall be used to contain debris discharged into coastal waters and any debris discharged shall be removed as soon as possible but no later than the end of each day.
  - E. Divers shall recover non-buoyant debris discharged into coastal waters as soon as possible after loss.

- F. The applicants shall dispose of all construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a separate coastal development permit shall be required before disposal can take place.
- G. Reasonable and prudent measures shall be taken to prevent any discharge of fuel or oily waste from heavy machinery or construction equipment into coastal waters. The applicants and applicants' contractors shall have adequate equipment available to contain any such spill immediately.
- H. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day.
- I. The applicants shall use the least damaging method for the construction of pilings and pier structures and any other activity that will disturb benthic sediments. The applicants shall limit, to the greatest extent practicable, the suspension of benthic sediments into the water column.

### **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 Jacqueline Blaugrund at the Commission Area office.

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

**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT****July 31, 2014**

**Permit No.:** 4-14-0023-G

**Applicant:** Yosuf Abedi

**Agent:** Topanga Underground

**Project Location:** 528 Mildas Drive, Santa Monica Mountains, Los Angeles County

**Work Proposed:** Removal of three unpermitted retaining walls (block wall, rock wall, and I-beam/lagging wall), removal of backfill, and 585 cu. yds. of grading (535 cu. yds. of cut and 50 yds. of fill) to trim back the adjacent slope to a 2:1 gradient.

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 the failure of unpermitted retaining walls creates a rockfall hazard to the public roadway (Schueren Road) downslope of the project 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;
- (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.

Very Truly Yours,

Charles Lester  
Executive Director

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

By: John Ainsworth  
Title: 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 is authorized. The unpermitted grading on the project site is not authorized herein. Permanent drainage devices are not authorized by this emergency permit. Temporary drainage BMPs can be implemented until unpermitted development on the project site receives authorization or is otherwise resolved. 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.
4. 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.
5. 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 or its successor. **Within sixty (60) days of the date of this permit, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent.**
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. Any graded or disturbed areas authorized herein shall be stabilized with planting at the completion of the work authorized by this emergency permit. Planting shall be of native species indigenous to the Santa Monica Mountains and consistent with the vegetation of the area surrounding the project site using accepted planting procedures, consistent with fire safety requirements.

### **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 Barbara Carey at the Commission Area office.

Enclosures: 1) Acceptance Form