

**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



# W23

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

*For the  
July Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: July 07, 2015

**TO:** Commissioners and Interested Parties  
**FROM:** Steve Hudson, 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 July 2015 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>
4-15-0693-W Attn: Phyllis Grey	Removal and replacement of an approximately 400 sq. ft. deck that is partially cantilevered over the rip-rap bank of the adjacent waterway, and installation of a patio trellis. The applicant also agrees to remove any construction debris to ensure that the water quality of the harbor is not degraded.	2990 REEF STREET, VENTURA

**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>
4-09-017-A1 Attn: Ron Fattal	Resiting of the main residence to eliminate 17,000 cu. yds. of remedial grading, increase in the square footage of the main residence by 853 sq. ft. reduction of the height of the main residence by 3 in. to conform to the Santa Monica Mountains Local Coastal Program residential building height restriction, deletion of the approved cabana, detached guest house and guest two-car garage and a change in the approved amount of cut and fill (36 cu. yds. cut and 36 cu. yds. fill) to 79 cu. yds. of cut only.	2037 DELPHINE LANE, CALABASAS

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-06-167-E6 Attn: Barry Kinyon	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).	24775 SADDLE PEAK ROAD, MALIBU
4-12-026-E1 Attn: Daniel & Judith Goldin	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for development of a 1.4 acre parcel with a two story 3,139 sq. ft. single family residence, a detached two story accessory structure with a 750 sq. ft. guest house and 750 sq. ft. garage, 212 cubic yards cut grading and 161 cubic yards of fill grading with 51 cubic yards to be exported offsite of the Coastal Zone, and associated site improvements consisting of a swimming pool and spa, a paved access driveway, landscaping, drainage systems and retaining walls and an Advanced Onsite Wastewater Treatment System.	26349 INGLESIDE WAY, MALIBU

**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>
G-4-15-0017 Attn: Paradise cove Pier	Replacement of twelve timber pilings and four unpermitted steel pilings that have been damaged by wave and tidal action with twelve new timber pilings treated with Alkaline Copper Quaternary, and installation of a temporary gate to restrict access to the pier until emergency repairs are completed.	PARADISE COVE PIER, MALIBU

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 26, 2015  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-15-0693-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: Phyllis Grey

Location: 2990 Reef Street, Ventura, Ventura County

Description: Removal and replacement of an approximately 400 sq. ft. deck that is partially cantilevered over the rip-rap bank of the adjacent waterway, and installation of a patio trellis. The applicant also agrees to remove any construction debris to ensure that the water quality of the harbor is not degraded.

Rationale: The proposed project is relatively minor in nature, and will not result in individual or cumulative adverse impacts on coastal resources. In addition, the applicant has agreed to remove any construction debris to ensure the water quality of the harbor is not degraded from the proposed project. Therefore, the proposed project is consistent with all applicable Chapter 3 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 July 8, 2015 in Ventura. If three or more Commissioners object to this waiver, a coastal permit will be required.

Persons having questions or wishing to object to the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

Sincerely,

CHARLES LESTER  
Executive Director

A handwritten signature in cursive script that reads "Jacqueline Blaugrund".

By: Jacqueline Blaugrund  
Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** July 26, 2015

**SUBJECT:** Coastal Development Permit No. 4-09-017 granted to Abercrombie Ranch Lot 10 Partners, LLC for the development described below at 2037 Delphine Lane, Calabasas, Los Angeles County (APN: 4455-060-010):

*Construction of a 2-story, 30 ft. 3-in. high, 7,593 sq. ft. single family residence, attached 700 sq. ft. 3-car garage, 789 sq. ft. covered patio, 716 sq. ft. second floor deck, 1-story, 15 ½ ft. high, 316 sq. ft. guest house with attached 518 sq. ft. 2-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. of remedial grading, and fence/gate on development pad all located on the previously approved existing building pad.*

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-09-017-A1) to the above referenced permit, which would result in the following changes:

*Resiting of the main residence to eliminate 17,000 cu. yds. of remedial grading, increase in the square footage of the main residence by 853 sq. ft., reduction of the height of the main residence by 3 in. to conform to the Santa Monica Mountains Local Coastal Program residential building height restriction, deletion of the approved cabana, detached guest house and guest house two-car garage and a change in the approved amount of cut and fill (36 cu. yds. cut and 36 cu. yds. fill) to 79 cu. yds. of cut only.*

**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 siting, square footage and amount of grading, as well as the deletion of the approved cabana, guest house and associated guest house garage. The proposed revision to the siting of the main residence will eliminate 17,000 cu. yds. of remedial grading. 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 proposed amendment will not result in any additional adverse impacts to Environmentally Sensitive Habitat Area. In addition, the project is already conditioned to ensure that excess cut material from the project is deposited at an approved site and to include construction best management practices and permanent drainage facilities to minimize erosion and sedimentation. As such, the proposed amendment 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 Megan Hudson at the Commission's Ventura office (805) 585-1800.

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 26, 2015

Notice is hereby given that Barry Kinyon has applied for a one year extension of 4-06-167 granted by the California Coastal Commission on June 11, 2008

for: Construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).

at: 24775 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". The signature is fluid and cursive, written over the typed name.

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 26, 2015

Notice is hereby given that Daniel & Judith Goldin has applied for a one year extension of 4-12-026 granted by the California Coastal Commission on June 14, 2013

for: Development of a 1.4 acre parcel with a two story 3,139 sq. ft. single family residence, a detached two story accessory structure with a 750 sq. ft. guest house and 750 sq. ft. garage, 212 cubic yards cut grading and 161 cubic yards of fill grading with 51 cubic yards to be exported offsite of the Coastal Zone, and associated site improvements consisting of a swimming pool and spa, a paved access driveway, landscaping, drainage systems and retaining walls and an Advanced Onsite Wastewater Treatment System.

at: 26349 INGLESIDE WAY, 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

cc: Commissioners/File

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**EMERGENCY PERMIT****July 1, 2015**

**Permit No.:** G-4-15-0017

**Applicant:** Paradise Cove Land Company, LLC

**Agents:** Steve Dahlberg and Sara Wan

**Project Location:** Paradise Cove Pier, City of Malibu, Los Angeles County

**Work Proposed:** Replacement of twelve timber pilings and four unpermitted steel pilings that have been damaged by wave and tidal action with twelve new timber pilings treated with Alkaline Copper Quaternary, and installation of a temporary gate to restrict access to the pier until emergency repairs are completed.

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 has increased exposure of the piles to wave and tidal action and exacerbated the continued deterioration of the damaged piles resulting in potential failure of the pier. 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

*Blaney for:*

By: Steve Hudson  
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, 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 one hundred and twenty (120) days of the date of this permit, shall be constructed consistent with the approved plans and all best management practices required pursuant to Special Conditions 5 and 6 of Coastal Development Permit 4-12-057, shall utilize Alkaline Copper Quaternary as a treatment material for all wood pilings, 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 permit is temporary, unless permanent retention of the development is authorized through the issuance of Coastal Development Permit 4-12-057 from the California Coastal Commission which was approved on April 17, 2015. Within 180 days of the date of this permit, the applicant shall satisfy all requirements specified in the conditions of Coastal Development Permit 4-12-057 that the applicant is required to satisfy prior to issuance of the permit.
5. Subsequent to the completion of the work authorized by this permit, or no later than one hundred and twenty (120) days from the issuance of this emergency coastal development permit, whichever is sooner, the applicant shall remove the temporary gate authorized by this permit, unless additional time is granted by the Executive Director.
6. 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.
7. 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.

**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