

**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  
January 2016 Meeting of the California Coastal Commission*

January 11, 2016

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the January 2016 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**

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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>4-15-2055-W</b> Attn: John & Susan Gentzle	Removal and replacement of an approximately 27-ft. long gangway, which runs from an existing deck down to an existing residential boat dock in the Ventura Keys waterway. The new gangway practices to ensure the water quality of the harbor is not degraded.	2799 Surfrider Avenue, Ventura

**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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>4-07-066-A4</b> Attn: David Halbreich	Construction of a shared access road and driveway consisting of two retaining walls along the upslope side of the shared access road, including one 300 ft. long retaining wall with maximum height of 8.5 ft. and one retaining wall that is 70 ft. long with a maximum height of 7 ft., a 70 ft. long subterranean interconnected 8 pile retaining wall on the downslope side of the road, and grading quantities totaling 1,000 cubic yards of cut and 400 cubic yards of fill for the shared access road, and 1,100 cubic yards of cut and 500 cubic yards of fill for the driveway.	3030 Vista Mar Drive, Malibu

## EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p><b>4-07-066-E6</b></p> <p>Attn: David Halbreich</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. AMENDED TO: Revision of size and location of building pad and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub, driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone.</p>	<p>3030 Vista Mar Drive, Malibu</p>
<p><b>4-08-040-E3</b></p> <p>Trustees of the Paul J. &amp; Sara C. Grisanta Revocable Trust</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a new 1,200 sq. ft. single-family residence, 647 sq. ft. attached garage, decks, retaining walls, swimming pool, septic system, and 200 cu. yds. of grading.</p>	<p>2828 Mc Alpine Drive, Santa Monica Mountains</p>

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

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<b>4-12-063-E1</b> Attn: Masoud Golbaz	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 3650 sq. ft., 2-story, 26 ft. high, single family home with attached 400 sq. ft. garage, private septic system, water well two 10,000 gallon water tanks, landscaping, hardscaping, and paving of an existing access road. The project also includes the combination of eleven lots.	2825 Las Flores Canyon Road, Malibu
<b>4-13-002-E1</b> Attn: Sam Larsson	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for the addition of 347 sq. ft. to an existing 1,024 sq. ft. single family residence and addition of 529 sq. ft. to an existing 520 sq. ft. accessory structure, both of which were constructed prior to the effective date of the Coastal Act, including 23 cu. yds. of associated grading (23 cu. yds. of cut and 0 cut. yds of fill). The proposed additions will attach the existing accessory structure to the existing residence and result in a 2,420 sq. ft single family residence. In addition, the project includes the interior remodel of the existing residence and accessory structure, replacement of a septic tank with a new 1,250-gallon tank, the combination of nine lots into one lot and the request for after-the-fact approval of two reconfigured lots and the removal one oak tree.	19936 Grandview Drive, Topanga

**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.

Applicant	Project Description	Project Location
G-4-15-0045 City of San Buena Ventura	Placement of a 265 linear foot rock revetment, approximately 15 feet tall and 30 feet wide, consisting of approximately of 1 - 3 ton stones and placement of 160 linear feet of cobble. The subject revetment and cobble will be located adjacent to an existing public pathway which is in danger of being undermined and damaged by wave and tidal action.	Promenade, Surfer's Point, City of San Buenaventura

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## **NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMUS**

DATE: December 29, 2015  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
**Waiver No.: 4-15-2055-W**

Based on project plans and information submitted by the applicants 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.

Applicants: John and Susan Gentzle

Location: 2799 Surfrider Avenue, City of Ventura, Ventura County

Description: Removal and replacement of an approximately 27-ft. long gangway, which runs from an existing deck down to an existing residential boat dock in the Ventura Keys waterway. The new gangway will be constructed off site. The project includes construction best management practices to ensure the water quality of the harbor is not degraded.

Rationale: The proposed project is relatively minor in nature and will not involve the removal or replacement of the existing piles supporting the docks. In addition, the applicants have proposed best management practices to prevent impacts to open waters. Therefore, there are no individual or cumulative adverse impacts on coastal resources associated with this project and the project 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 on Thursday, January 14, 2016 in San Diego. 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: Jordan Grace  
Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** January 4, 2016

**SUBJECT:** Coastal Development Permit No. 4-07-066 granted to David Halbreich for the development described below at 3030 Vista Mar, Santa Monica Mountains, Los Angeles County (APN: 4457-023-009):

*Construct a two story 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone.*

Previously amended in 4-07-066-A2 to:

*Revision of size and location of building pad and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub, driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone.*

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-07-066-A4) to the above referenced permit, which would result in several changes to the driveway and shared access road and no changes to the residence or other listed components of the approved development. The final project will include the following access road and driveway components:

*Construction of a shared access road and driveway consisting of two retaining walls along the upslope side of the shared access road, including one 300 ft. long retaining wall with a maximum height of 8.5 ft. and one retaining wall that is 70 ft. long with a maximum height of 7 ft., a 70 ft. long subterranean interconnected 8 pile retaining wall on the downslope side of the road, and grading quantities totaling 1,000 cubic yards of cut and 400 cubic yards of fill for the shared access road, and 1,100 cubic yards of cut and 500 cubic yards of fill for the driveway.*

**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 several changes to the shared access road and driveway which ultimately eliminate four retaining walls equaling 680 linear ft., add a 70 foot long subterranean interconnected 8 pile wall, increase the amount of cut by 500 cubic yards and decrease the amount of fill by 500 cubic yards at various locations along the access road and driveway, and reduce the total amount of disturbed area by 0.19 acres. The two upslope retaining walls will have increased maximum heights, which in combination with the subterranean interconnected pile system will allow for an overall reduction in retaining wall length. The proposed access road and driveway changes have been evaluated by geotechnical engineers from Southwest Geotechnical Inc., who concluded in an addendum report on September 26, 2015 that the proposed grading and structures will not be subject to hazards from settlement, slippage, or landslides and that the proposed site improvements will not adversely affect the geologic stability of the site or adjacent properties.

The proposed amendment will result in a reduction of impacts to H2 habitat by reducing the total area disturbed by the access road and driveway. The special conditions of the coastal development permit require that all impacts to H2 habitat and other coastal resources have been avoided, minimized, and mitigated. The project, as proposed to be amended, is consistent with all applicable policies of the Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Molly Troup at the Commission's Ventura office (805) 585-1800.



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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 5, 2016

Notice is hereby given that David Halbreich has applied for a one year extension of 4-07-066 granted by the California Coastal Commission on December 11, 2008

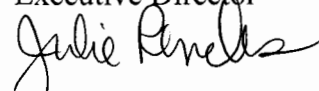
for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story 29 1/2 foot high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. AMENDED TO: Revision of size and location of building pad and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub, driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone.

at: 3030 Vista Mar 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**

January 5, 2016

Notice is hereby given that Trustees of the Paul J. & Sara C. Grisanta Revocable Trust has applied for a one year extension of 4-08-040 granted by the California Coastal Commission on December 8, 2011

for: Construction of a new 1,200 sq. ft. single-family residence, 647 sq. ft. attached garage, decks, retaining walls, swimming pool, septic system, and 200 cu. yds. of grading

at: 2828 Mc Alpine Drive, 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 black ink that reads "Julie Reveles".

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

January 5, 2016

Notice is hereby given that Masoud Golbaz has applied for a one year extension of 4-12-063 granted by the California Coastal Commission on January 10, 2014

for: Construction of a 3650 sq. ft., 2-story, 26 ft. high, single family home with attached 400 sq. ft. garage, private septic system, water well, two 10,000 gallon water tanks, landscaping, hardscaping, and paving of an existing access road. The project also includes the combination of eleven lots.

at: 2825 Las Flores Canyon Rd, Malibu (Los Angeles County) (APN(s): 4448027075)

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, appearing to read "Julie Reveles", is 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**

January 6, 2016

Notice is hereby given that Sam Larsson has applied for a one year extension of 4-13-002 granted by the California Coastal Commission on December 11, 2013

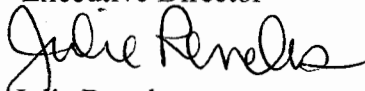
for: Addition of 347 sq. ft. to an existing 1,024 sq. ft. single family residence and addition of 529 sq. ft. to an existing 520 sq. ft. accessory structure, both of which were constructed prior to the effective date of the Coastal Act, including 23 cu. yds. of associated grading (23 cu. yds. of cut and 0 cut. yds of fill). The proposed additions will attach the existing accessory structure to the existing residence and result in a 2,420 sq. ft single family residence. In addition, the project includes the interior remodel of the existing residence and accessory structure, replacement of a septic tank with a new 1,250-gallon tank, the combination of nine lots into one lot and the request for after-the-fact approval of two reconfigured lots and the removal o one oak tree.

at: 19936 Grandview Drive, 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

  
Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

## CALIFORNIA COASTAL COMMISSION

1000 SOUTH CENTRAL COAST AREA  
1000 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
5) 585-1800

**EMERGENCY PERMIT****December 18, 2015****Permit No.:** G-4-15-0045**Applicant:** City of San Buenaventura**Project Location:** Promenade, Surfer's Point, City of San Buenaventura, Ventura County

**Work Proposed:** Placement of a 265 linear foot rock revetment, approximately 15 feet tall and 30 feet wide, consisting of approximately of 1 -3 ton stones and placement of 160 linear feet of cobble. The subject revetment and cobble will be located adjacent to an existing public pathway which is in danger of being undermined and damaged by wave and tidal action.

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 is threatening to undermine and damage a portion of the Promenade, and continued erosion in addition to predicted El Nino event storm action would undermine and damage the Promenade. 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 180 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 dark ink, appearing to read "Steve Hudson".

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 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. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.

**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 Phelps at the Commission Area office.

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