

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

December 2016 Meeting of the California Coastal Commission

December 01, 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 December 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.

Applicant	Project Description	Project Location
<p>4-16-0263-W California Department of Transportation (Caltrans)</p>	<p>Perform geotechnical investigation borings to further the engineering design for the future replacement of the State Route 217 San Jose Creek Bridge, consisting of eight 4.5-inch diameter test borings and four 1.4-inch cone penetrometer tests (CPT). Four of the borings will be performed out of the creek behind the existing bridge abutments, two will be performed on the banks of the creek, and two will be performed within the creek. The CPTs will be performed behind the existing bridge abutments.</p>	<p>San Jose Creek and adjacent areas, in the vicinity of the State Route 217 San Jose Creek Bridge, Santa Barbara</p>
<p>4-16-0651-W City of Ventura</p>	<p>Removal of a concrete box and associated steel piping located on the sandy beach at Emma Wood State Beach. The concrete box will be completely demolished and excavated from the beach. Pipes seaward of the box will be cut at sufficient depth and covered with existing rock and sand to ensure that they are never exposed or pose a hazard to beachgoers. Pipes landward of the box will be removed from the beach and cut flush with the edge of the small coastal bluff located 50 feet to the north.</p>	

4-16-0903-W

California Department of
Parks and Recreation

Maintenance of Gaviota Creek channel, no more than one time per year, for a period of five years, as needed to avoid flooding of the Gaviota Creek Bridge. The project includes removal of up to 20 cu. yds. of sediment and debris from the creek channel, creation of an equipment access ramp into the channel through the removal of willow vegetation, and revegetation of the ramp area with willows at completion of work. The project site is an approximately 2,000 sq. ft. area (an area within the footprint of the bridge and extending approximately 50 ft. in width from bank to bank and approximately 20 ft. upstream and downstream from the bridge). Removal of sediment will occur by hand tools and mechanized equipment within a five day consecutive period in the dry season, between September 15th and October 31st. A 10 ft. x 30 ft. access ramp, about 10 ft. from the east side of Gaviota Creek Bridge, will be cleared of vegetation to allow equipment to pass. After the work is completed, the ramp will be seeded for revegetation with ecologically appropriate native plantings (Gaviota Coast estuarine plant species). In addition, the project includes the removal of juvenile willow vegetation within the project footprint and the replanting/replacement of any removed willow vegetation at a 10:1 mitigation ratio within the immediate vicinity. Work is not proposed near any oak trees. The work will take place only between September 15 and October 31st of any year, which is outside of the rainy season and outside of the bird breeding and nesting season. If work is necessary during other months of the year, a new permit or an emergency permit will be required. The applicant is also proposing a comprehensive set of construction Best Management Practices for water quality protection and pre-construction biological monitoring, as well as having a biological monitor on site each day construction is being conducted to ensure that work activities are consistent with the proposed project description. Following each work event, the applicant will submit an annual

Gaviota State Park, Santa Barbara

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

	<p>post-construction monitoring report that summarizes the maintenance activities, timing of implementation, any sensitive species that were observed, and any measures taken to avoid or mitigate disturbance. At the end of the waiver period, the applicant will submit a final report that summarizes all work conducted during the five-year period.</p>	
<p>4-16-0937-W Joyce Coniglio</p>	<p>Removal and replacement of an approximately 26-ft. long gangway, which runs from an existing deck down to an existing residential boat dock in the Ventura Keys waterway. The project includes construction best management practices to ensure the water quality of the harbor is not degraded by project activities.</p>	<p>2771 Surfrider Avenue, Ventura</p>

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.

Applicant	Project Description	Project Location
<p>4-08-020-A1 Stunt Road, LLC</p>	<p>Modify the originally permitted design of the front entrance to the residence from two, four foot high curvilinear retaining walls totaling 103 feet to a series of six, six foot high linear retaining walls totaling 120 feet arranged in a stepped configuration.</p>	<p>20531 Medley Lane, Topanga</p>
<p>4-11-043-A1 City of Santa Barbara Parks and Recreation Department</p>	<p>Extend the duration of the permit for an additional five years; reduce the authorized areas for vegetation removal from 0.89 acres of marsh vegetation to 0.18 acres of marsh vegetation; change Special Condition No. 2 to include a 0.10 acre area of the sandy bank and areas directly adjacent to the existing three viewing platforms within the areas where march vegetation removal may be performed; and change Special Condition No. 2 to allow marsh vegetation removal to occur between October 1st and March 15th.</p>	<p>1400 - 1700 East Cabrillo Boulevard, Santa Barbara</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>4-04-121-E10 Miran Enterprises, LLC</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions.</p>	<p>1510 Las Virgenes Road, Calabasas</p>
<p>4-07-035-E7 Richard & Lois Love</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).</p>	<p>25621 Wild Rose Drive, Calabasas</p>
<p>A-4-MAL-13-0257-E1 Iraj Safapour</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a new 7,416 sq. ft. one-story, residence with attached garage, swimming pool, associated hardscape, 645 cu. yds. grading, swimming pool, onsite wastewater treatment system, landscaping, habitat restoration and erosion control and an offer to dedicate a trail easement.</p>	<p>29600 Harvester Road, Malibu</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-DE-MINIMIS**

Date: November 29, 2016

To: All Interested Parties

Subject: Waiver of Coastal Development Permit Requirement/De Minimis
Waiver No.: 4-16-0263-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 Transportation (Caltrans)

Location: San Jose Creek and adjacent areas, in the vicinity of the State Route 217 San Jose Creek Bridge, Santa Barbara County

Description: Perform geotechnical investigation borings to further the engineering design for the future replacement of the State Route 217 San Jose Creek Bridge, consisting of eight 4.5-inch diameter test borings and four 1.4-inch cone penetrometer tests (CPT). Four of the borings will be performed behind the existing bridge abutments, two will be performed on the banks of the creek, and two will be performed within the creek. The CPTs will be performed behind the existing bridge abutments.

Rationale: All of the borings and CPTs will be conducted through holes in the bridge deck. Ten of the tests will be drilled in upland areas outside of the riverine wetlands, and two of the tests will be performed within the creek. Caltrans has submitted plans for drilling procedures that ensure that drilling fluids are fully contained and re-circulated through a closed system, and that soil cuttings and drilling wastes are fully contained and stored offsite for removal to an appropriate disposal site with all necessary permits. Borings will be backfilled with cement slurry and bentonite chips per the Department of Water Resources requirements. Access will be achieved via existing roads and all vehicles and materials will be staged or stored on existing roadways with minimal disturbance to vegetation. Proposed work within the creek channel will be conducted between June 1 to October 31 to avoid impacts to migrating adult steelhead trout. Additional measures to prevent impacts to steelhead include limiting the number of strikes per day and ensuring that at least 12 hours of effective quiet is allowed between work days. Best Management Practices will be implemented during construction to prevent any impacts to water quality during drilling operations. Vehicular access across the bridge will be maintained during construction by closing one traffic lane for an approximate total of 6 weeks. As proposed, the geotechnical investigation borings and CPTs will be performed in a manner that will not result in any significant adverse impacts to sensitive species and habitat, water quality, or public access. Therefore, the proposed project is consistent with all applicable Chapter 3 policies of the Coastal Act.

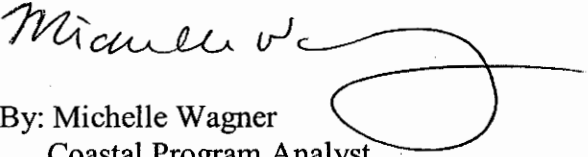
Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the

meeting of December 8, 2016. If four Commissioners object to this waiver, a coastal development permit will be required.

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

Sincerely,

John Ainsworth
Acting Executive Director


By: Michelle Wagner
Coastal Program Analyst

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

DATE: November 28, 2016

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-16-0651-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.

Applicant: City of Ventura

Location: Emma Wood State Beach, City of Ventura, Ventura County

Description: Removal of a concrete box and associated steel piping located on the sandy beach at Emma Wood State Beach. The concrete box will be completely demolished and excavated from the beach. Pipes seaward of the box will be cut at sufficient depth and covered with existing rock and sand to ensure that they are never exposed or pose a hazard to beachgoers. Pipes landward of the box will be removed from the beach and cut flush with the edge of the small coastal bluff located 50 feet to the north.

Rationale: The proposed project is relatively minor in nature, will remove an abandoned facility that could present a hazard to beachgoers, and the applicant has proposed best management practices to prevent any impacts to the marine environment. 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, December 8, 2016 in Ventura. If four or more Commissioners object to this waiver, a coastal development 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,

JOHN AINSWORTH
Acting Executive Director

By: Wesley Horn
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: November 28, 2016
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-16-0903-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: Gaviota State Park, Santa Barbara County (APN 081-270-002)

Description: Maintenance of Gaviota Creek channel, no more than one time per year, for a period of five years, as needed to avoid flooding of the Gaviota Creek Bridge. The project includes removal of up to 20 cu. yds. of sediment and debris from the creek channel, creation of an equipment access ramp into the channel through the removal of willow vegetation, and revegetation of the ramp area with willows at completion of work. The project site is an approximately 2,000 sq. ft. area (an area within the footprint of the bridge and extending approximately 50 ft. in width from bank to bank and approximately 20 ft. upstream and downstream from the bridge). Removal of sediment will occur by hand tools and mechanized equipment within a five day consecutive period in the dry season, between September 15th and October 31st. A 10 ft. x 30 ft. access ramp, about 10 ft. from the east side of Gaviota Creek Bridge, will be cleared of vegetation to allow equipment to pass. After the work is completed, the ramp will be seeded for revegetation with ecologically appropriate native plantings (Gaviota Coast estuarine plant species). In addition, the project includes the removal of juvenile willow vegetation within the project footprint and the replanting/replacement of any removed willow vegetation at a 10:1 mitigation ratio within the immediate vicinity. Work is not proposed near any oak trees. The work will take place only between September 15 and October 31st of any year, which is outside of the rainy season and outside of the bird breeding and nesting season. If work is necessary during other months of the year, a new permit or an emergency permit will be required. The applicant is also proposing a comprehensive set of construction Best Management Practices for water quality protection and pre-construction biological monitoring, as well as having a biological monitor on site each day construction is being conducted to ensure that work activities are consistent with the proposed project description. Following each work event, the applicant will submit an annual post-construction monitoring report that summarizes the maintenance activities, timing of implementation, any sensitive species that were observed, and any measures taken to avoid or mitigate disturbance. At the end of the waiver period, the applicant will submit a final report that summarizes all work conducted during the five-year period.

Rationale: The proposed project includes clearance of debris and sediment in Gaviota Creek under Gaviota Creek Bridge (1/4 mile from the Pacific Ocean) that can cause water to overflow onto the bridge

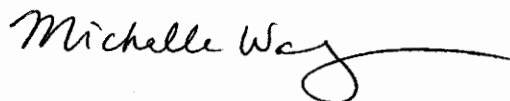
during heavy rainfall events. Clearance of sediment and debris is necessary to facilitate vehicle access over the bridge to allow access to Gaviota State Park and to allow access for residents of Hollister Ranch. Work will be conducted during the dry season to protect water quality and minimize disturbance in the creek bed. Work will also be conducted outside of bird nesting season to avoid impacts to sensitive bird species. Additionally, mitigation is proposed for removal of willow trees at a ratio of 10:1. As proposed, this project will not result in any adverse impacts to sensitive habitat, water quality, visual resources, or public access. Therefore, the proposed 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 at the meeting of December 7-9, 2016. If four Commissioners object to this waiver, a coastal development permit will be required.

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

Sincerely,

John Ainsworth
Acting Executive Director

A handwritten signature in cursive script that reads "Michelle Wagner". The signature is written in black ink and has a long, sweeping horizontal line extending to the right.

By: Michelle Wagner
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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(805) 585-1800



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMUS

DATE: November 28, 2016

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-16-0937-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.

Applicant: Joyce Coniglio

Location: 2771 Surfriider Avenue, City of Ventura, Ventura County

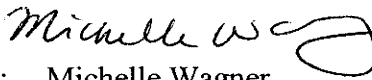
Description: Removal and replacement of an approximately 26-ft. long gangway, which runs from an existing deck down to an existing residential boat dock in the Ventura Keys waterway. The project includes construction best management practices to ensure the water quality of the harbor is not degraded by project activities.

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, December 8, 2016 in Ventura. If four or more Commissioners object to this waiver, a coastal development 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,

JOHN AINSWORTH
Acting Executive Director


By: Michelle Wagner
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: Jack Ainsworth, Acting Executive Director

DATE: November 28, 2016

SUBJECT: Coastal Development Permit No. 4-08-020 granted to Stunt Road, LLC for the development described below at 20531 Medley Lane, Santa Monica Mountains, Los Angeles County (APN: 4448-012-045) consisting of:

Construction of a two-story, three-level, 35 foot high, 2,308 square foot single family residence and attached 707 square foot three-car garage with septic system, retaining walls, and 1,120 cubic yards of grading (200 cubic yards of cut, 920 cubic yards of fill)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-08-020-A1) to the above referenced permit, which would result in the following change:

Modify the originally permitted design of the front entrance to the residence from two, four foot high curvilinear retaining walls totaling 103 feet to a series of six, six foot high linear retaining walls totaling 120 feet arranged in a stepped configuration.

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):

No changes are proposed other than the modification to the retaining walls. Prior to construction, the applicant determined that the originally permitted retaining walls were not feasible. The applicant's engineering consultant reviewed the proposed changes to the retaining walls and found the new design to be structurally adequate. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, public access, and sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval of the project. As such, the proposed amendment 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 Wesley Horn at the Commission's Ventura office (805) 585-1800.

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Acting Executive Director

DATE: November 28, 2016

SUBJECT: Coastal Development Permit No. 4-11-043 granted to the City of Santa Barbara Parks and Recreation Department for the following development at the Andree Clark Bird Refuge (1400-1700 East Cabrillo Boulevard), Santa Barbara, Santa Barbara County consisting of:

Implementation of an annual desilting and wetland vegetation management and enhancement program for portions of the Andree Clark Bird Refuge for a period of five years for the purpose of flood control, mosquito abatement, and habitat enhancement, including one-time removal of 0.89 acres of marsh vegetation; annual maintenance of vegetation removal; 0.89 acres of marsh and upland habitat enhancement; and removal of approximately 330 cu. yds. of sediment from within a concrete-lined channel.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-11-043-A1) to the above referenced permit, which would result in the following changes:

Extend the duration of the permit for an additional five years; reduce the authorized areas for vegetation removal from 0.89 acres of marsh vegetation to 0.18 acres of marsh vegetation; change Special Condition No. 2 to include a 0.10 acre area of the sandy bank and areas directly adjacent to the existing three viewing platforms within the areas where marsh vegetation removal may be performed; and change Special Condition No. 2 to allow marsh vegetation removal to occur between October 1st and March 15th.

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 reasons:

The proposed amendment involves minor revisions to the previously approved project to extend the duration of the permit for an additional five years, reduce the amount of marsh vegetation that may be removed during annual vegetation maintenance at the Bird Refuge, modify Special

Condition No. 2 to allow removal of marsh vegetation to occur between October 1st and March 15th, and modify Special Condition No. 2 to clarify that marsh vegetation removal will occur on a 0.10 acre area along the sandy bank and in areas directly adjacent to the existing three viewing platforms. The City of Santa Barbara Parks and Recreation Department has carried out the project consistent with the permit terms successfully for the past five years, and during that time has significantly reduced (by 80%) the areas within the Bird Refuge that require annual vegetation maintenance and removal. The City has requested the changes to Special Condition No. 2 to allow for vegetation removal during the winter months when water levels in the lake are at their lowest and vegetation can be more easily and effectively removed. Although the permit condition proscribed vegetation removal between February 15th and November 29th to protect tidewater gobies from adverse impacts, and the subject amendment would allow vegetation removal between October 1st and March 15th, the areas where vegetation removal will now be authorized are much smaller (0.18 acres) and the City will carry out Best Management Practices including biological screening and surveys to prevent impacts to tidewater gobies during vegetation removal activities. In addition, it is Commission Staff Ecologist Dr. Jonna Engel's biological opinion that vegetation removal during the winter months, with Best Management Practices, will not have any significant adverse impacts to tidewater gobies at the Bird Refuge. These revisions 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. As such, the proposed amendment is consistent with the policies and provisions of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Megan Sinkula at the Commission District office (805-585-1800).

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WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 1, 2016

Notice is hereby given that Miran Enterprises, LLC Majid Amirani has applied for a one year extension of 4-04-121 granted by the California Coastal Commission on October 13, 2005

for: Construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions.

at: 1510 Las Virgenes Rd, 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,

John Ainsworth
Acting Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

December 1, 2016

Notice is hereby given that Richard & Lois Love has applied for a one year extension of 4-07-035 granted by the California Coastal Commission on October 16, 2008

for: Construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).

at: 25621 Wild Rose Drive, Calabasas (Los Angeles County) (APN(s): 4456031035)

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,

John Ainsworth
Acting Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

