

**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  
July 2016 Meeting of the California Coastal Commission*

July 12, 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 July 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>
4-16-0272-W Attn: Ming Tang	Removal and replacement of an approximately 27-foot long gangway, which runs from the existing deck down to the existing boat dock. 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.	3058 Sea Horse Avenue, Ventura

**EXTENSIONS - IMMATERIAL**

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<p><b>4-02-220-E12</b> Attn: Daniel &amp; Denise Villafort</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a new two story, 7,665 sq. ft. single family residence including an attached 605 sq. ft. garage, a detached single story, 865 sq. ft. garage made of non-combustible materials, pool/jacuzzi, driveway, septic system and 3,900 cu. yds. of grading (3,800 cu. yds. cut and 100 cu. yds. fill). AMENDED TO: (1) reduction in size of the previously approved single-family residence from 7,665 sq. ft. to 3,752 sq. ft.; (2) relocation of the 3,752 sq. ft. residence and septic system approximately 200 ft. farther northwest, closer to Schueren Road; (3) reduction in grading from 3,900 cu. yds. to 3,827 cu. yds. (3,827 cu. yds. cut, 0 cu. yds. fill); (4) reduction in size of the detached garage from 865 sq. ft. to 731 sq. ft.; (5) deletion of the pool/Jacuzzi; (6) deletion of the attached garage; and (7) addition of a 711 sq. ft. deck on the second level of the residence.</p>	<p>800 Schueren Road, Malibu</p>

4-04-094-E10

Attn: Khosrow  
Mohajerani

TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.

33153 Mulholland Highway, Topanga

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

<p><b>4-06-167-E7</b> Attn: Barry Kinyon</p>	<p>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).</p>	<p>24775 Saddle Peak Road, Malibu</p>
<p><b>4-11-069-E3</b> Santa Barbara County Flood Control District, Attn: Seth Shank</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP to implement an annual sediment removal and flood carrying capacity improvement program for portions of Goleta Slough for a period of five years. The program will involve the removal of sediment (using a combination of hydraulic dredging and/or dragline desilting/excavation methods) from the lower reach of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough on an as-needed basis (removal of between 20,000 cu. yds. and 200,000 cu. yds. of sediment/year). Excavated sediment from dragline desilting/excavation will be temporarily stockpiled approximately 30 to 100 ft. in distance from the top of the creek bank. All suitable excavated sediment will be placed in the surfzone at Goleta Beach County Park. The program also includes breaching the mouth of Goleta Slough approximately 1 - 3 times/year. AMENDED TO: Revise project description to delete proposed breaching of the mouth of Goleta Slough and delete Special Condition 9 (Slough Mouth Openings).</p>	<p>Santa Barbara County at the Southeast portion of Goleta Slough (including the lower reaches of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough) and Goleta Beach County Park, Goleta</p>
<p><b>4-14-0545-E1</b> Attn: Kimberly Nguyen &amp; Lewis Roberts</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 2,793 square foot, 35 foot high, single-family home with attached 420 square foot garage, private septic system, fire department access stairs, and landscaping.</p>	<p>791 Latigo Canyon 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-MINIMUS

DATE: June 23, 2016  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
Waiver No.: 4-16-0272-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: Ming Tang

Location: 3058 Seahorse Avenue, City of Ventura, Ventura County

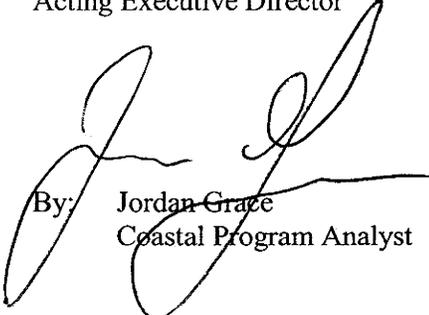
Description: Removal and replacement of an approximately 27-foot long gangway, which runs from the existing deck down to the existing boat dock. The new gangway will be constructed off site. The project includes construction best management practices to ensure the water quality of the harbor is not degraded.

Rationale: The proposed project is relatively minor in nature and will not involve the removal or replacement of the existing piles supporting the dock. In addition, the proposed best management practices used during construction will 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 July 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,

JOHN AINSWORTH  
Acting Executive Director

By:   
Jordan Grace  
Coastal Program Analyst

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 6, 2016

Notice is hereby given that Daniel & Denise Villefort has applied for a one year extension of 4-02-220 granted by the California Coastal Commission on August 6, 2003

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a new two story, 7,665 sq. ft. single family residence including an attached 605 sq. ft. garage, a detached single story, 865 sq. ft. garage made of non-combustible materials, pool/jacuzzi, driveway, septic system and 3,900 cu. yds. of grading (3,800 cu. yds. cut and 100 cu. yds. fill). AMENDED TO: (1) reduction in size of the previously approved single-family residence from 7,665 sq. ft. to 3,752 sq. ft.; (2) relocation of the 3,752 sq. ft. residence and septic system approximately 200 ft. farther northwest, closer to Schueren Road; (3) reduction in grading from 3,900 cu. yds. to 3,827 cu. yds. (3,827 cu. yds. cut, 0 cu. yds. fill); (4) reduction in size of the detached garage from 865 sq. ft. to 731 sq. ft.; (5) deletion of the pool/Jacuzzi; (6) deletion of the attached garage; and (7) addition of a 711 sq. ft. deck on the second level of the residence.

at: 800 Schueren 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,

John Ainsworth  
Acting Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 6, 2016

Notice is hereby given that Khosrow Mohajerani has applied for a one year extension of 4-04-094 granted by the California Coastal Commission on May 11, 2007

for: Construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. yd. reduction in estimated grading (650 cu. yd. Reduction in cut, 20 cu. yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater.

at: 33153 Mulholland Hwy, (Los Angeles County) (APN(s): 4471031003)

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

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

July 6, 2016

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 Rd, Malibu (Los Angeles County) (APN(s): 4453025028)

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

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

July 6, 2016

Notice is hereby given that Santa Barbara County Flood Control District Seth Shank has applied for a one year extension of 4-11-069 granted by the California Coastal Commission on

for: Implement an annual sediment removal and flood carrying capacity improvement program for portions of Goleta Slough for a period of five years. The program will involve the removal of sediment (using a combination of hydraulic dredging and/or dragline desilting/excavation methods) from the lower reach of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough on an as-needed basis (removal of between 20,000 cu. yds. and 200,000 cu. yds. of sediment/year). Excavated sediment from dragline desilting/excavation will be temporarily stockpiled approximately 30 to 100 ft. in distance from the top of the creek bank. All suitable excavated sediment will be placed in the surfzone at Goleta Beach County Park. The program also includes breaching the mouth of Goleta Slough approximately 1 - 3 times/year.

at: Santa Barbara County at the Southeast portion of Goleta Slough (including the lower reaches of Atascadero Creek, San Jose Creek, San Pedro Creek, and the main channel of Goleta Slough) and Goleta Beach County Park, Goleta (Santa Barbara 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

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 6, 2016

Notice is hereby given that Kimberly Nguyen & Lewis Roberts has applied for a one year extension of 4-14-0545 granted by the California Coastal Commission on August 14, 2014

for: Construction of a 2,793 square foot, 35 foot high, single-family home with attached 420 square foot garage, private septic system, fire department access stairs, and landscaping.

at: 791 Latigo Canyon Road, Upper Latigo Small Lot Subdivision, Santa Monica (Los Angeles County) (APN(s): 4464010012)

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