

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
September 2016 Meeting of the California Coastal Commission*

September 06, 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 September 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.

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>4-07-101-A1 Attn: Dennis R. Smith</p>	<p>Revisions to the design and configuration of the approved single-family residence, which include reducing the single-family residence from 6,290 sq. ft. to 2,924 sq. ft., reducing the basement from 2,445 sq. ft. to 367 sq. ft., adding a detached 459 sq. ft. garage with a 338 sq. ft. workshop and 662 sq. ft. storage area adjacent to the residence, reducing the height of the residential development from 33 ft. to 30 ft., adding a pool and patio, increasing the size of the ground-mounted solar panel array, eliminating one hammerhead turnaround, modifying the configuration of keystone retaining walls, and reducing grading from 11,266 cu. yds. to 9,237 cu. yds. of grading (5,218 cu. yds. cut, 4,019 cu. yds. fill).</p>	<p>2575 Applefield Lane, Topanga</p>
<p>4-02-220-A2 Attn: Brian Sweeney</p>	<p>Revision to the exterior design and interior floor plan of the approved single-family residence within the same general building footprint. The amended project includes the addition of 351 sq. ft. to the 3,752 sq. ft. residence, a 2,550 sq. ft. basement, deck, pool, spa, stairway, breezeway, landscaping, and 7 retaining walls that range in height from 3 to 6 feet (including terraced retaining walls for support of the deck). The amended project also includes the reconfiguration of the approved driveway, parking areas and fire department accessways, and relocation of the 731 sq. ft. detached garage toward the northern side of the driveway. Grading will be reduced from 3,827 to 1,940 cu. yds. (607 cu. Yds. cut, 233 cu. Yds. fill, 1,110 cu. Yds. basement excavation). The project will not increase the area of required fuel modification beyond what was previously approved.</p>	<p>780 Schueren Road, Santa Monica Mountains</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>4-08-080-E6 Attn: Eric Horsted</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.</p>	<p>2118 Rock View Terrace, Topanga</p>
<p>4-12-002-E2 Attn: Dan & Katie Krause</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a secondary 108 ft. long x 10-20 ft. wide driveway, a 68 ft. long x 5 ft. wide multi-use public trail and trail signage, a 112 ft. long retaining wall varying in height from 3 ft. to 8ft., and 341 cu. yds. of grading (319 cu. yds. cut & 22 cu. yds. fill)</p>	<p>832 Wonderview Drive, Calabasas</p>
<p>4-13-0401-E2 Attn: Mark Rydings</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 8,180 sq. ft., 3-level, 20 ft.-high single family home with attached 815 sq. ft., 4-car garage, driveway, hammer-head turnaround, 9 retaining walls ranging in height from 1.7 ft. to 10.5 ft. high and totaling 1,309 linear feet of retaining wall, pool, spa, private septic system and private water main, vineyard, hardscaping, landscaping and irrigation system, minor widening of segments of Hawks Nest Trail and Skyhawk drive as required by Los Angeles County Fire Dept. and 7,730 cu.yds. of grading (6,810 cu.yds. of cut and 920 cu.yds. of fill), at 2525 Hawks Nest Trail, Topanga, Los Angeles County</p>	<p>2525 Hawks Nest Trail, Topanga</p>

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VENTURA, CA 93001
(805) 585-1800



NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: John Ainsworth, Acting Executive Director

DATE: August 26, 2016

SUBJECT: Coastal Development Permit No. 4-07-101 granted to Dennis Smith, and subsequently transferred to DRS Trust, for the project described below located at 2575 Applefield Lane, Santa Monica Mountains, Los Angeles County consisting of:

Construction of a two-story, 33-ft. high, 6,290 sq. ft. single-family residence with 2,445 sq. ft. subterranean basement/garage, septic system, 1,000-ft. long, 16 to 20-ft. wide access road with three hammerhead turnarounds, keystone retaining walls, and 11,266 cu. yds. of grading (6,288 cu. yds. cut, 4,978 cu. yds. fill). The application also includes restorative grading and revegetation of previously graded roadways and a pad area, and request for after-the-fact approval to retain an existing water well, 10,000-gal underground water tank, an existing ground-mounted solar panel array with utility shed and fencing, and to temporarily retain existing single-wide mobile home, one travel trailer, two storage containers, and a tool shed during construction.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-07-101-A1) to the above referenced permit, which would result in the following changes:

Revisions to the design and configuration of the approved single-family residence, which include reducing the single-family residence from 6,290 sq. ft. to 2,924 sq. ft., reducing the basement from 2,445 sq. ft. to 367 sq. ft., adding a detached 459 sq. ft. garage with a 338 sq. ft. workshop and 662 sq. ft. storage area adjacent to the residence, reducing the height of the residential development from 33 ft. to 30 ft., adding a pool and patio, increasing the size of the ground-mounted solar panel array, eliminating one hammerhead turnaround, modifying the configuration of keystone retaining walls, and reducing grading from 11,266 cu. yds. to 9,237 cu. yds. of grading (5,218 cu. yds. cut, 4,019 cu. yds. fill).

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 consists of a re-design and re-configuration of the approved residential development. The amended project consists of a more clustered development area within the footprint of the approved project, reduced grading (2,029 cu. yds. less), and reduced building height (30 ft. high instead of 33 ft.). The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources 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 Jacqueline Phelps at the Commission's Ventura office (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Acting Executive Director

DATE: August 26, 2016

SUBJECT: Coastal Development Permit No. 4-02-220 granted to Brian Sweeney (subsequently transferred to Daniel & Denise Villefort) for the project described below located at 780 Schueren Road (formerly 800 Schueren Road), Santa Monica Mountains, Los Angeles County (APN: 4453-003-040):

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, 100 cu. yds. fill).

Previously amended in 4-02-220-A1 to:

Reduce the size of the previously approved single-family residence from 7,665 sq. ft. to 3,752 sq. ft.; relocate the 3,752 sq. ft. residence and septic system approximately 200 ft. farther northwest, closer to Schueren Road; reduce grading from 3,900 cu. yds. to 3,827 cu. yds. (3,827 cu. yds. cut, 0 cu. yds. fill); reduce the size of the detached garage from 865 sq. ft. to 731 sq. ft.; delete the pool/Jacuzzi; delete the attached garage; and add 711 sq. ft. deck on the second level of the residence.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-02-220-A2) to the above referenced permit, which would result in the following change(s):

Revisions to the exterior design and interior floor plan of the approved single-family residence within the same general building footprint. The amended project includes the addition of 351 sq. ft. to the 3,752 sq. ft. residence, a 2,550 sq. ft. basement, deck, pool, spa, stairway, breezeway, landscaping, and 7 retaining walls that range in height from 3 to 6 feet (including terraced retaining walls for support of the deck). The amended project also includes the reconfiguration of the approved driveway, parking areas, and fire department accessways, and relocation of the 731 sq. ft. detached garage toward the northern side of the driveway. Grading will be reduced from 3,827 to 1,940 cu. yds. (607 cu. yds. cut, 233 cu. yds. fill, 1,110 cu. yds. basement excavation). The project will not increase the area of required fuel modification beyond what was previously approved.

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(s):

The proposed amendment involves minor revisions to the design and configuration of the approved residential development resulting in an increase of the development footprint, reconfiguration of the driveway and parking areas, relocation of the garage, and a net reduction in grading. The amended project will remain within the allowable 10,000 sq. ft. building site area and will not increase the amount of required fuel modification. Furthermore, based on the site topography and the visual analysis submitted by the applicant, the project will not result in new adverse impacts to coastal scenic resources. The proposed amendment will not result in any different or additional adverse impacts to coastal resources, including scenic resources and environmentally sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval and subsequent amendment of the project. As such, the proposed amendment is consistent with the policies and provisions of the Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Barbara Carey at the Commission's South Central Coast Area office (805) 585-1800.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 26, 2016

Notice is hereby given that Eric Horsted has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2009

for: Construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.

at: 2118 Rock View Terrace, 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,

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**

August 26, 2016

Notice is hereby given that Dan & Katie Krause has applied for a one year extension of 4-12-002 granted by the California Coastal Commission on August 14, 2013

for: Construct a secondary 108 ft. long x 10-20 ft. wide driveway, a 68 ft. long x 5 ft. wide multi-use public trail and trail signage, a 112 ft. long retaining wall varying in height from 3 ft. to 8ft., and 341 cu. yds. of grading (319 cu. yds. cut & 22 cu. yds. fill)

at: 832 Wonderview Dr, 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.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

August 26, 2016

Notice is hereby given that Mark Rydings has applied for a one year extension of 4-13-0401 granted by the California Coastal Commission on September 11, 2013

for: Construction of a 8,180 sq. ft., 3-level, 20 ft.-high single family home with attached 815 sq. ft., 4-car garage, driveway, hammer-head turnaround, 9 retaining walls ranging in height from 1.7 ft. to 10.5 ft. high and totaling 1,309 linear feet of retaining wall, pool, spa, private septic system and private water main, vineyard, hardscaping, landscaping and irrigation system, minor widening of segments of Hawks Nest Trail and Skyhawk drive as required by Los Angeles County Fire Dept. and 7,730 cu.yds. of grading (6,810 cu.yds. of cut and 920 cu.yds. of fill), at 2525 Hawks Nest Trail, Topanga, Los Angeles County

at: 2525 Hawks Nest Trail, Topanga (Los Angeles County) (APN(s): -448011035)

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.

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