

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 2017 Meeting of the California Coastal Commission*

January 06, 2017

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 2017 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>4-11-051-A1 Attn: Tom & Alexis Schneider</p>	<p>Relocation of a 152 linear ft. portion of the access road by 0-2.5 ft. to the north and an adjoining 58 linear ft. portion of the access road to the southwest by 0 to 5 feet, addition of a 29 ft. long, 2 ft. high retaining wall, and 80 cu. yds. of associated grading (80 cu. yds. of cut and 0 cu. yds. of fill). There will be no change in the length or width of the access road.</p>	<p>1840 - 0 Kerry Ln, Topanga (APN(s): 4448014030)</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>4-10-034-E5 Hinh Duong</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two-story, 35 foot high, 768 square foot single family residence with attached 370.5 square foot two-car garage, 558 square foot rooftop patio, 583 square feet of deck space, private 1,500 gallon septic system, and 565 cubic yards of grading (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import). AMENDED TO: Revise the septic tank, emergency path, and stormwater components of the approved project. The septic system revision consists of surrounding the 1,500 gallon septic tank with a concrete box vault and eliminating the 6-foot high retaining wall below the house. The emergency path component consists of adding 9 linear feet to a 5-ft. wide staircase along the southern property line for fire department access. The stormwater component consists of adding a pair of rainwater storage barrels under the building. All three revisions to the approved project are prompted by changes in building codes and emergency access requirements. The amount of grading for development on the site (building foundation, slope shoring, and septic system) will remain unchanged at 565 cu. yds. (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import.</p>	<p>4043 Latigo Canyon Rd (APN(s): 4461030014)</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>4-13-1397-E1 Eucalyptus Ranch, LP</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 28'9" high (as measured from finished grade), two-level with basement, 7,485 sq. ft. single family residence on an approximately 7.6 acre lot, with a detached 748 sq. ft. garage and 548 sq. ft. guest house. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 960 cu. yds. grading (820 cu. yds. cut, 140 cu. yds. fill), and retaining walls.</p>	<p>3215 Serra Rd, (APN(s): 4457003023)</p>
<p>4-14-0100-E1 Hacienda Robles, LP</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 27'8" high (as measured from finished grade), two-level, 6,523 sq. ft. single family residence on an approximately 13 acre lot, with an attached 729 sq. ft. garage. The proposed development also includes a swimming pool and spa gazebo, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 700 cu. yds. grading (320 cu. yds. cut, 380 cu. yds. fill), and retaining walls.</p>	<p>3217 Serra Rd, (APN(s): 4457003022)</p>
<p>4-14-0201-E1 Pepper Creek, LP</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 29'8" high (as measured from finished grade), two-level with basement, 8,894 sq. ft. single family residence on an approximately 7.2 acre lot, with an attached 834 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total the proposed project requires 2,140 cu. yds. grading (635 cu. yds. cut, 1,505 cu. yds. fill), and retaining walls.</p>	<p>3221 Serra Rd, (APN(s): 4457003020)</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>4-14-0202-E1 Canary Island Palm, LP</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 27'5" high (as measured from finished grade), two-level with basement, 7,139 sq. ft. single family residence on an approximately 7.2 acre lot , with an attached 537 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 820 cu. yds. grading (580 cu. yds. cut, 240 cu. yds. fill), and retaining wall.</p>	<p>3219 Serra Rd, (APN(s): 4457003019)</p>
<p>4-14-0621-E1 Rancho Tecolote, LP</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 28'8" high (as measured from finished grade), three-level, 4,283 sq. ft. single family residence on an approximately 1.4 acre lot, with an attached 701 sq. ft. garage. The proposed development also includes a swimming pool and spa, and onsite waste water treatment system. In total, the proposed project requires 1,426 cu. yds. grading (1,327 cu. yds. cut, 99 cu. yds. fill), and retaining walls.</p>	<p>3240 Cross Creek Rd, (APN(s): 4457002038)</p>
<p>A-4-STB-11-005-E1 Agua Azul Partnership, Attn: Art McLean</p>	<p>TIME EXTENSION FOR A PREVIOUSLY APPROVED CDP FOR construction of a new 2,739 sq. ft., 28 ft. tall single-family residence, attached 770 sq. ft. garage, and 1,149 sq. ft. of patios and decks, a detached approximately 800 sq. ft., 19 ft. tall guest house with 1,112 sq. ft. of patios and decks, attached 340 sq. ft. garage and 240 sq. ft. workshop, a 120 sq. ft. shed, 2 water tanks (5,000 gallon tank and 7,500 gallon tank), access road improvements, 2 private septic systems, and 1,360 cu. yd. grading (680 cu. yds. cut and 680 cu. yds. fill).</p>	<p>Parcel 80, Hollister Ranch Unincorporated Santa Barbara (APN(s): 083-680-030)</p>

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
59 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Acting Executive Director

DATE: December 29, 2016

SUBJECT: Coastal Development Permit No. 4-11-051 granted to Christof Jantzen and transferred to Thomas Schneider for the following development at 1840 Kerry Lane, Topanga, Los Angeles County consisting of:

Construction of a 1,444 sq. ft., 30 ft. high, one-story single family residence with attached garage; patio; hammerhead turnaround; water well; septic system; retaining walls; 454 cu. yds. of grading (139 cu. yds. of cut and 314 cu. yds. of fill). In addition, the project includes roadway improvements to Kerry Lane, including construction of 760 linear ft. of pavement and 120 linear feet of permeable concrete up to 20 ft. wide, 590 ft. long retaining wall ranging from 2-ft. to 6-ft. high, and 726 cu. yds. of grading (472 cu. yds. of cut and 254 cu. yds. of fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-11-051-A1) to the above referenced permit, which would result in the following change(s):

Relocation of a 152 linear ft. portion of the access road by 0-2.5 ft. to the north and an adjoining 58 linear ft. portion of the access road to the southwest by 0 to 5 feet, addition of a 29 ft. long, 2 ft. high retaining wall, and 80 cu. yds. of associated grading (80 cu. yds. of cut and 0 cu. yards of fill). There will be no change in the length or width of the access road.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment involves minor revisions to the previously approved project which consists of relocating the access road footprint between 0 to 5 feet in order to avoid encroaching outside the applicant's road easement onto adjacent private property. The amendment also includes the construction of a 29 ft. long, 2 ft. high retaining wall with 80 cu. yds. of associated cut to accommodate the relocation of the access road. No changes in the length or width of the access road are proposed. 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. The approximate footprint of grading will remain substantially the same and will not result in any additional adverse impacts to environmentally sensitive habitat areas. As such, the proposed amendment is consistent with the policies and provisions of the Santa Monica Mountains LCP.

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

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

December 29, 2016

Notice is hereby given that Hinh Duong has applied for a one year extension of 4-10-034 granted by the California Coastal Commission on January 13, 2011

for: Construction of a two-story, 35 foot high, 768 square foot single family residence with attached 370.5 square foot two-car garage, 558 square foot rooftop patio, 583 square feet of deck space, private 1,500 gallon septic system, and 565 cubic yards of grading (185 cubic yards of cut, 380 cubic yards of fill, and 195 cubic yards of import).

at: 4043 Latigo Canyon Rd, (Los Angeles County) (APN(s): 4461030014)

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

December 29, 2016

Notice is hereby given that Eucalyptus Ranch, LP has applied for a one year extension of 4-13-1397 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 28'9" high (as measured from finished grade), two-level with basement, 7,485 sq. ft. single family residence on an approximately 7.6 acre lot, with a detached 748 sq. ft. garage and 548 sq. ft. guest house. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 960 cu. yds. grading (820 cu. yds. cut, 140 cu. yds. fill), and retaining walls.

at: 3215 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003023)

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

December 29, 2016

Notice is hereby given that Hacienda Robles, LP has applied for a one year extension of 4-14-0100 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'8" high (as measured from finished grade), two-level, 6,523 sq. ft. single family residence on an approximately 13 acre lot, with an attached 729 sq. ft. garage. The proposed development also includes a swimming pool and spa gazebo, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 700 cu. yds. grading (320 cu. yds. cut, 380 cu. yds. fill), and retaining walls.

at: 3217 Serra Rd, Malibu (APN(s): 4457003022)

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

December 29, 2016

Notice is hereby given that Pepper Creek, LP has applied for a one year extension of 4-14-0201 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 29'8" high (as measured from finished grade), two-level with basement, 8,894 sq. ft. single family residence on an approximately 7.2 acre lot, with an attached 834 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total the proposed project requires 2,140 cu. yds. grading (635 cu. yds. cut, 1,505 cu. yds. fill), and retaining walls.

at: 3221 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003020)

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

December 29, 2016

Notice is hereby given that Canary Island Palm, LP has applied for a one year extension of 4-14-0202 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 27'5" high (as measured from finished grade), two-level with basement, 7,139 sq. ft. single family residence on an approximately 7.2 acre lot, with an attached 537 sq. ft. garage. The proposed development also includes a swimming pool and spa, onsite waste water treatment system, and 18,000 gallon below ground water tank. In total, the proposed project requires 820 cu. yds. grading (580 cu. yds. cut, 240 cu. yds. fill), and retaining wall.

at: 3219 Serra Rd, Malibu (Los Angeles County) (APN(s): 4457003019)

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

December 29, 2016

Notice is hereby given that Rancho Tecolote, LP has applied for a one year extension of 4-14-0621 granted by the California Coastal Commission on February 12, 2015

for: The applicant is proposing to construct a 28'8" high (as measured from finished grade), three-level, 4,283 sq. ft. single family residence on an approximately 1.4 acre lot, with an attached 701 sq. ft. garage. The proposed development also includes a swimming pool and spa, and onsite waste water treatment system. In total, the proposed project requires 1,426 cu. yds. grading (1,327 cu. yds. cut, 99 cu. yds. fill), and retaining walls.

at: 3240 Cross Creek Rd, Malibu (Los Angeles County) (APN(s): 4457002038)

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

January 6, 2017

Notice is hereby given that Agua Azul Partnership has applied for a one year extension of A-4-STB-11-005 granted by the California Coastal Commission on November 13, 2014

for: Construction of a new 799 sq. ft., 19 ft. tall single-family residence, attached 340 sq. ft. garage, and 1,112 sq. ft. of patios and decks, a detached approximately 797 sq. ft., 16 ft. tall guest house with 348 sq. ft. of patios and decks, attached 322 sq. ft. garage, and 240 sq. ft. workshop, a 120 sq. ft. shed, 2-water tanks (5,000 gallon tank and 7,500 gallon tank), access road improvements, 2 private septic systems, 344 cu. yds. grading (174 cu. yds. cut and 174 cu. yds. fill), and restoration and revegetation of the approximately 400 ft. long unpermitted access road adjacent to Agua Creek.

at: Parcel 80, Hollister Ranch Unincorporated Santa Barbara Cou (Santa Barbara County)
(APN(s): 083-680-030)

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