

**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  
[WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)

**CORRECTED COPY****Th19****Prepared August 08, 2017 (for the August 10, 2017 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudson, South Central Coast District Deputy Director  
**Subject:** **South Central Coast District Deputy Director's Report for August 2017**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Central Coast District Office are being reported to the Commission on August 10, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Central Coast District Office in Ventura. Staff is asking for the Commission's concurrence on the items in the South Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on August 10th.

With respect to the August 10th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on August 10, 2017 (see attached)**

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**Immaterial Amendments**

- 4-04-121-A1, Miran Enterprises, LLC (Calabasas)

**Immaterial Extensions**

- 4-03-103-E12, Zero (Malibu)
- 4-06-138-E9, Kibbe Extension (Malibu)
- 4-06-171-E8, Brown Extension (Topanga)
- 4-11-051-E4, Schneider (Topanga)
- 4-12-002-E3, Krause (Calabasas)

## CALIFORNIA COASTAL COMMISSION

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



## NOTICE OF PROPOSED PERMIT AMENDMENT

**TO:** All Interested Parties

**FROM:** Jack Ainsworth, Executive Director

**DATE:** July 28, 2017

**SUBJECT:** Coastal Development Permit No. 4-04-121 granted to Miran Enterprises for the development described below at 1510, Santa Monica Mountains, Los Angeles County (APN: 4455-034-035) consisting of:

*Construction of a two story, 35 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), 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.*

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-04-121-A1) to the above referenced permit, which would result in the following change:

*Increase the size of the single-family residence by 938 sq. ft. and decrease the height of the structure by 7 ft. in order to construct a 5,390 sq. ft., 28 ft. high residence with septic system, increase the size of the garage by 300 sq. ft. to construct a 895 sq. ft. attached garage, reduce the length of the driveway by 230 ft. to construct a 40 ft. long driveway, reduce the length of the retaining walls from 797 ft. to 422 ft. and reduce the maximum height of the retaining walls from 11.5 ft. to 10 ft., revise the grading plan to eliminate all fill and 2,153 cu. yds. of cut for a total of 1,497 cu. yds. of grading (1,497 cu. yds. cut, 0 cu. yds. fill), and restoration of an unpermitted dirt road back to natural conditions.*

**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 that will modify the architectural style, floor plan, and layout of the approved single-family residence within the same development envelope as the approved structure. The project will result in an increase of the approved square footage of the residence from 4,452 sq. ft. to 5,390 sq. ft. The development site area for the project, as proposed to be amended, is 9,997 sq. ft., which is consistent with the 10,000 sq. ft. maximum development site allowed by the Santa Monica Mountains Local Coastal Program. The total length and maximum height of the retaining walls, the amount of grading, and the maximum elevation of the structure will be reduced. The amended project will also decrease the amount of required fuel modification by 6,000 sq. ft., thereby reducing impacts to H2 habitat. Restoration of an unpermitted dirt road on the property is proposed in the applicant's landscape plan. 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. Finally, 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 Michelle Wagner at the Commission's Ventura office (805) 585-1800.

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 27, 2017

Notice is hereby given that Shakil Zero has applied for a one year extension of 4-03-103 granted by the California Coastal Commission on August 13, 2004

for: The construction of a 2,300 sq. ft., 35 ft. high from existing grade single family residence with 2-car garage, septic system, 300 cu.yds. of grading (150 cu. yds. cut and 150 cu. yds. fill), removal of three oak trees and encroachment within the protected zone of eight oak trees on a 6,000 sq. ft. lot. The project includes after-the-fact approval for the removal of two of the three oak trees that were already removed without a coastal development permit.

at: 26247 Fairside Rd, Malibu (Los Angeles County) (APN(s): 4457007006)

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  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 28, 2017

Notice is hereby given that Jonathan & Madora Kibbe has applied for a one year extension of 4-06-138 granted by the California Coastal Commission on August 8, 2007

for: The applicant proposes to construct a 5,279 sq. ft., two story, 31 foot high single family residence with attached 800 sq. ft. garage; septic system; driveway; landscaping, pool, spa decks, retaining walls, and 1,800 cu. yds. of grading. The applicant also proposes to remove an existing temporary construction trailer onsite following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan and existing roads.

at: 24563 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4453025003)

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  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 28, 2017

Notice is hereby given that David Brown has applied for a one year extension of 4-06-171 granted by the California Coastal Commission on August 7, 2008

for: Construction of a 2-story, 7,306 sq. ft. single family home, with detached 3,737 sq. ft. garage, attached 308 sq. ft. garage, driveway, septic system, 7,500 gallon water tank, retaining walls, pool, 70' x 55' metal corral, 600 sq. ft., 25 ft. tall barn, 2,096 cu. yds. of grading (1,048 cu. yds. cut and 1,048 cu. yds. fill), and storage of a temporary 1,200 sq. ft. construction trailer and temporary 160 sq. ft. construction storage container. The proposal also includes construction of a public trail and offer-to-dedicate a public trail easement.

at: 2195 Little Las Flores Dr, Topanga (Los Angeles County) (APN(s): 4448023009)

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  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 28, 2017

Notice is hereby given that Tom & Alexis Schneider has applied for a one year extension of 4-11-051 granted by the California Coastal Commission on June 14, 2012

for: 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).

at: 1840 Kerry Ln, Topanga (Los Angeles County) (APN(s): 4448014030)

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  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 28, 2017

Notice is hereby given that Daniel & Kate 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) (APN(s): 4456023045)

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  
Executive Director

Julie Reveles  
Staff Services Analyst

cc: Commissioners/File