

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



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Prepared September 11, 2017 (for the September 14, 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 September 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 September 14, 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 September 14th.

With respect to the September 14th 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 September 14, 2017 (see attached)

Waivers

- 4-17-0685-W, Eshpeter (Ventura)

Immaterial Extensions

- 4-02-220-E13, DDV Huskey Trust - Daniel & Denise Villefort (Malibu)
- 4-13-0401-E3, Rydings (Topanga)

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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: September 1, 2017
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-17-0685-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: Jillian Eshpeter

Location: 2738 Sailor Avenue, City of Ventura, Ventura County

Description: Removal of an approximately 8 ft. by 43 ft. floating wood dock that is damaged. The project also includes best management practices to ensure that no demolition debris or other material will enter the channel and that the water quality of the harbor is not degraded.

Rationale: The proposed project to remove a damaged residential dock is relatively minor in nature and will not involve the removal or replacement of the existing piles supporting the dock. In addition, the applicant has 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 September 14, 2017 in Cambria. 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
Executive Director

A handwritten signature in cursive script, appearing to read "J. Phelps", with the word "for" written below it.

By: Jacqueline Phelps
Coastal Program Analyst

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

September 11, 2017

Notice is hereby given that DDV Husky Trust, Daniel & Denise Villefort has applied for a one year extension of 4-02-220 granted by the California Coastal Commission on August 6, 2013

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. AMENDED TO: 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. AMENDED TO: 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.

at: 800 Schueren Rd, Malibu (Los Angeles County) (APN(s): 4453003023)

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

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 11, 2017

Notice is hereby given that Mark A. 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)

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