

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 95001-2801
(805) 585-1800 FAX (805) 641-1732
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Prepared April 09, 2018 (for the April 12, 2018 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 April 2018**

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 April 12, 2018. 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 April 12th.

With respect to the April 12th 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 April 12, 2018 (see attached)

Immaterial Amendments

- 4-03-094-A2, Maitra (Los Angeles)
- 4-05-185-A1, Coulson (Topanga)
- 4-13-002-A1, Larsson (Topanga)

Immaterial Extensions

- 4-06-071-E10, Farmer (Malibu)
- 5-90-314-E26, Rubinroit (Malibu)

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Jack Ainsworth, Acting Executive Director

DATE: March 30, 2018

SUBJECT: Coastal Development Permit No. 4-03-094 granted to Shuba and Linda Maitra for the development described below at 24500 Piuma Road, Santa Monica Mountains, Los Angeles County (APN: 4453-002-003) consisting of:

Construction of a 12,050 sq. ft., 30 ft. high single family residence, with 5,594 sq. ft. basement/garage, swimming pool, septic system, two access driveways, two semi-subterranean 5,000 gallon water tanks, 820 lineal feet of 1 – 15 foot high retaining walls along the driveways, 2,419 cubic yards grading (2,126 cu. yds. cut, 293 cu. yds. fill) and 6,439 cubic yards of excavation is required for the basement. The applicant also proposes to face the residence and retaining walls with a sandstone rock veneer.

Previously amended in 4-03-094-A1 consisting of:

Reduce the size of the single family residence by 6,250 sq. ft. in order to construct a 5,800 sq. ft., 30 ft. high residence, eliminate a 5,594 sq. ft. basement/garage and construct a 1,000 sq. ft. detached garage/storage area with swimming pool and septic system, eliminate one of the two access driveways, reduce the height of the 820 lineal feet of retaining walls from 1 – 15 feet high to 1 – 11 feet high, revise the grading plan to eliminate 6,439 cu. yds. of excavation and allow for a total of 4,600 cu. yds. of grading (2,300 cu. yds. cut, 2,300 cu. yds. fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-03-094-A2) to the above referenced permit, which would result in the following change:

Revisions to the approved grading plan for the approved single-family residence to include an additional 260 cubic yards of grading (130 cu. yds. cut, 130 cu. yds. fill) located northwest of the approved driveway within the road right-of-way of Piuma 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 consists of a revision to the approved grading plan for the single-family residence to allow for additional 260 cu. yds. of grading (130 cu. yds. of cut and 130 cu. yds. of fill) located northwest of the approved driveway within the road right-of-way of Piuma Road. This grading is necessary to improve the line of site for automobiles exiting the residence pursuant to the requirements of Los Angeles County Building and Safety. The new grading will be balanced on-site and the remainder of the project will maintain the previously approved grading total of 4,600 cu. yds. (2,300 cu. yds. of cut, 2,300 cu. yds. of fill). The proposed grading will be located within the right-of-way of Piuma Road and in a disturbed area that is subject to existing fuel modification requirements. The project will incorporate the necessary sediment control techniques and following the completion of grading the graded slope will be vegetated with native species for erosion control. As such, 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. 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 Wesley Horn at the Commission's Ventura office (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Jack Ainsworth, Executive Director

DATE: March 30, 2018

SUBJECT: Coastal Development Permit No. 4-05-185 granted to Loren Cronk for the development described below at 2155 Little Las Flores Road, Topanga, Los Angeles County (APN: 4448-023-040) consisting of:

Construction of a two-story, 2,225 sq. ft. single-family residence with attached 468 sq. ft. garage, driveway, retaining walls, septic system, water well, swimming pool, 80 sq. ft. storage container, temporary travel trailer, and 1,418 cubic yards of grading (1,418 cu. yds. cut and export). Proposal also includes construction of public trail, an offer-to-dedicate a public trail easement, and offer-to-dedicate an open space conservation easement.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-05-185-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 increasing the single-family residence from 2,225 sq. ft. to 2,304 sq. ft., increasing the 2-car garage from 468 sq. ft. to 480 sq. ft., adding a 91 sq. ft. attic, decreasing the amount of grading from 1,418 cu. yds. (1,418 cu. yds. cut and export) to 766 cubic yards of grading (742 cu. yds. cut, 24 cu. yds. fill, and 718 cu. yds. export), and modifying the layout of the approved retaining walls, decks and pool. The project will maintain the previously approved maximum height of 24 feet and will maintain the previously approved septic system, water well, water tank, and 80 sq. ft. storage container. The project continues to include construction of a public trail, a five-foot wide trail easement offer-to-dedicate, and offer-to-dedicate an open space conservation easement. The proposed re-design will be completely within the previously approved development area. The project will not increase fuel modification requirements from 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 reason(s):

The proposed amendment consists of a re-design and reconfiguration of the approved residential development completely within the previously approved development area. The proposed amendment will maintain the previously approved maximum building height of 24 feet above existing grade and will not substantially change the visual profile. The amended project will not increase the amount of required fuel modification and will decrease the amount of required grading. 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. 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 Wesley Horn 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, Executive Director

DATE: April 2, 2018

SUBJECT: Coastal Development Permit No. 4-13-002 granted to Sam & Veronika Larsson for the following development at 19936 Grandview Drive, Topanga, Los Angeles County consisting of:

Addition of 347 sq. ft. to an existing 1,024 sq. ft. single family residence and addition of 529 sq. ft. to an existing 520 sq. ft. accessory structure, both of which were constructed prior to the effective date of the Coastal Act, including 23 cu. yds. of associated grading (23 cu. yds. of cut and 0 cu. yds. of fill). The proposed additions will attach the existing accessory structure to the existing residence and result in a 2,420 sq. ft. single family residence. In addition, the project includes the interior remodel of the existing residence and accessory structure, replacement of a septic system with a new 1,250-gallon tank, the combination of nine lots into one lot and the request for after-the-fact approval of two reconfigured lots and the removal of one oak tree.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-13-002-A1) to the above referenced permit, which would result in the following change(s):

Increase of the previously approved single family residence addition from 347 sq. ft. to 386 sq. ft. and reduction of the previously approved accessory structure addition from 529 sq. ft. to 230 sq. ft., including an increase in associated grading from 23 cu. yds. of grading (23 cu. yds. of cut and 0 cu. yds. of fill) to 41 cu. yds. of grading (0 cu. yds. of cut and 41 cu. yds. of fill). The proposed additions will no longer attach the existing accessory structure to the existing residence, and result in a 1,410 sq. ft. single family residence and 750 sq. ft. accessory structure. Proposed revisions include the construction of a 306 sq. ft. patio and the elimination of the interior remodel to the existing residence.

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 modifications to the size of the additions to the existing accessory structure and main residence, minor increase in associated grading, construction of a patio, and the deletion of the interior remodel to the main residence. Although the addition to the main residence and associated grading is increasing, the total square footage of both additions (616 sq. ft. instead of 876 sq. ft.) and proposed grading

location will result in a reduction to the project's footprint. The proposed modifications will not result in the removal or encroachment of any oak tree, and no vegetation removal is necessary. Furthermore, these revisions will not result in any additional fuel modification requirements and 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. 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

April 2, 2018

Notice is hereby given that Ed & Barbara Farmer has applied for a one year extension of 4-06-071 granted by the California Coastal Commission on February 14, 2007

for: Construction of a two-story, 29 ft. high, 5,018 sq. ft. single family residence with attached three-car garage, swimming pool, 626 sq. ft. pool house, driveway, turnaround, retaining wall, septic system, and approximately 10,230 cu. yds. of grading (312 cu. yds. cut, 9,918 cu. yds. fill).

at: 1747 Decker Rd, Malibu (Los Angeles County) (APN(s): 4472011004)

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

April 3, 2018

Notice is hereby given that Terry & Howard Rubinroit has applied for a one year extension of 5-90-314 granted by the California Coastal Commission on March 14, 1991

for: Adjust lot line and construct 4,665 sq. ft. 27-ft-high single-family home with 1,012 sq. ft. garage, water well, water tank, septic system, swimming pool, pool house and 1,355 cu. yds. of grading.

at: 25195 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4456037004)

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