

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



W17

Prepared July 09, 2018 (for the July 11, 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 July 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 July 11, 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 July 11th.

With respect to the July 11th 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 July 11, 2018 (see attached)

Waivers

- 4-17-0746-W, CA Dept. of Parks & Recreation (Malibu)

Immaterial Amendments

- 4-14-0153-A1, Brewer (Malibu)
- 5-85-052-A2, Michael Li-Paz (Malibu)

Immaterial Extensions

- 4-04-094-E12, Saifan Extension (Malibu)
- 4-06-033-E10, Hunter (Malibu)
- 4-11-051-E5, Schneider (Topanga)

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMUS

DATE: June 29, 2018

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-17-0746-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: California Department of Parks and Recreation

Location: Sycamore Cove Day-Use Area, Point Mugu State Park, Ventura County

Description: Improvements to public use facilities to achieve ADA compliance, including restriping for ADA-compliant van and auto access parking stalls with signage within the day use parking lot, improvements to existing access pathways, construction of new picnic areas, showers, drinking fountains, trash receptacles, and fire pits, replacement of existing portable restroom wind shelter, and installation of two new accessible portable restroom units. The proposed project would be constructed outside of the bird nesting and summer season, and includes implementation of bird surveys prior to construction as well as implementation of best management practices to ensure water quality is not degraded during construction. The proposed project also includes removal of the subject development if it is damaged during a storm event or due to sea level rise.

Rationale: The proposed project is minor in nature and consists of improvements to an existing day-use facility to meet ADA standards and increase public access. The applicant has also included implementation of construction best management practices as part of the proposed project to ensure water quality is not degraded during construction. Furthermore, the area will remain open to the public during construction and to avoid potential impacts to visitors, no construction will occur during the summer. The improvements are located within an existing developed area, are sited as far landward as feasible, and will not result in adverse impacts to sensitive habitat, water quality, or visual resources. However, as the proposed project is located in an area that may be subject to wave action resulting from storm events or sea level rise, the applicant has proposed to remove the subject development if it is damaged. Therefore, the proposed project will not result in any adverse impacts to coastal resources and is consistent with all applicable Chapter Three 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 July 11, 2018 in Santa Cruz. 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 black ink, appearing to read "Jacqueline Phelps", written in a cursive style.

By: Jacqueline Phelps
District Supervisor

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: John Ainsworth, Executive Director

DATE: June 29, 2018

SUBJECT: Coastal Development Permit No. 4-14-0153 granted to Hershel Brewer at 419 Latigo Canyon Road, Santa Monica Mountains, Los Angeles County consisting of:

Construction of a one-story, 14 foot high, 1,782 square foot single-family residence with detached 528 square foot garage, pool, spa, private septic system, landscaping, hardscaping, and after-the-fact approval of retaining walls, 1,583 cubic yards of cut, fill, and remedial grading, and 746 cubic yards of export.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-14-0153-A1) to the above referenced permit, which would result in the following change(s):

Increase the finish floor elevation of the residence 15 inches, increase the height of the residence 15 inches from 14 feet to 15 feet, 3 inches, addition of a propane tank and pad, and elimination of the approved pool and spa.

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 consist of a 15 inch increase to the finish floor elevation of the residence to meet the County of Los Angeles minimum crawl-space height requirement of 18 inches, a 15 inch increase height of the residence from 14 feet to 15 feet, 3 inches, addition of a propane tank and pad, and deletion of the previously approved pool and spa. Although the height of the residence is increasing, it will remain below the 18 foot maximum allowed by the Santa Monica Mountains Local Coastal Program. The proposed modifications will not require any additional grading or vegetation removal and will not result in any significant adverse impacts to scenic resources. Additionally, the proposed amendment 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 Jacqueline Phelps at the Commission Area office (805) 585-1800.

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: John Ainsworth, Executive Director

DATE: June 29, 2018

SUBJECT: Coastal Development Permit No. 5-85-052 granted to William and Barbara Edmonds at 26509 Mulholland Highway, Santa Monica Mountains, Los Angeles County consisting of:

Construction of a 3-story, 36 foot high, 4,370 square foot single-family residence with two attached garages and storage areas totaling 1,923 square feet, private septic system, driveway, retaining walls, and 1,860 cubic yards of grading (950 cubic yards of cut and 910 cubic yards of fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (5-85-052-A2) to the above referenced permit, which would result in the following change(s):

Revisions to the design of the approved single-family residence, which include reducing the size of the residence from 4,370 square feet to 3,491 square feet, reducing the number and size of garages from two totaling 1,923 square feet to one totaling 787 square feet, reducing the number of stories and height of the residence from 3-story, 36 feet high to two-story, 30 feet high, modifying the private septic system, widening the driveway from approximately 12-15 feet to 20 feet, reducing the grade of the driveway from approximately 25% to 20%, and increasing grading for the driveway by 216 cubic yards (108 cubic yards of cut and 108 cubic yards of 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 changes to reduce the size and height of the previously approved residence are minor in nature and will not result in any significant adverse impacts to scenic resources. The minor driveway improvements are proposed to respond to Los Angeles County Fire Department access requirements. The footprint of the development and grading will remain substantially the same and will not result in any additional adverse impacts to ESHA or oak trees. The proposed amendment 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 Jacqueline Phelps at the Commission Area office (805) 585-1800.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 29, 2018

Notice is hereby given that Osama Saifan has applied for a one year extension of 4-04-094 granted by the California Coastal Commission on May 11, 2005

for: Construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.

at: 33153 Mulholland Hwy, Malibu (Los Angeles County) (APN(s): 4471031003)

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

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 29, 2018

Notice is hereby given that Scott R. Hunter & Elizabeth Lewis Hunter has applied for a one year extension of 4-06-033 granted by the California Coastal Commission on July 9, 2007

for: The applicants propose to construct a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.

at: 33130 Mulholland Hwy, Malibu (Los Angeles County) (APN(s): 4471001026)

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

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 29, 2018

Notice is hereby given that Thomas & 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). AMENDED TO: 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.

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