

**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



# F10

**Prepared August 30, 2019 (for the September 13, 2019 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 2019

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 13, 2019. 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 13th.

With respect to the September 13th 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 13, 2019 (see attached)**

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**Waivers**

- 4-19-0873-W, Ventura Harbor Marine Associates, LLC (Ventura)

**Immaterial Extensions**

- 4-03-017-E15, Watanabe (Malibu)
- 4-06-138-E11, Kibbe (Malibu)
- 4-06-171-E10, ADS Real Estate, Inc (Topanga)
- 4-12-002-E5, Krause (Calabasas)

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VENTURA, CA 93001  
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## NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: August 30, 2019  
TO: All Interested Parties  
SUBJECT: Waiver of Coastal Development Permit Requirement  
Waiver No.: 4-19-0873-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: Samuel Sadove, Ventura Harbor Maritime Associates

Location: 1404 Anchors Way Drive, Ventura, CA 93001  
(APN: 090-0-240-325)

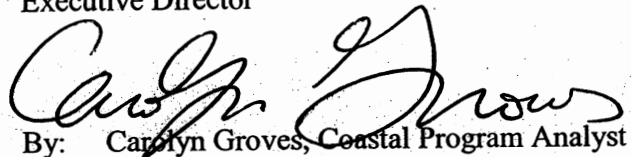
Description: Removal of one creosote wood pile using a water pump and barge-mounted crane, and installation of one 18" square and 45' long concrete pile in the exact same location using an internal jet method, located at the fuel dock in Ventura Harbor. No change to the existing dock or other existing piles is proposed. The project proposal includes implementation of best management practices to ensure the water quality of the harbor is not degraded during construction.

Rationale: The proposed project is minor in nature as it consists of the replacement of one dock pile associated with an existing boat dock. In addition, the applicant has included implementation of construction best management practices as part of the proposed project to ensure the water quality of the harbor is not degraded during construction. The proposed project will not adversely impact coastal resources, public access, or water quality. Therefore, the proposed project 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 September 13, 2019 in Newport Beach. 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

  
By: Carolyn Groves, Coastal Program Analyst

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## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

September 3, 2019

Notice is hereby given that Trustees of the Watanabe Revocable Trust, Todd Franklin Watanabe & Jaelee Jeanne Watanabe has applied for a one year extension of 4-03-017 granted by the California Coastal Commission on August 6, 2019.

for: construction of a two story, 29.5 foot high, 5,379 sq. ft. single family residence, with two detached 704 sq. ft. garages, driveway, turnaround, 750 sq. ft. guest house, swimming pool, patio, stairs, retaining walls, septic system, and approximately 3,400 cu. yds. of grading (3,200 cu. yds. cut, 200 cu. yds. fill). AMENDED TO: Revise project plans to eliminate guest house and pool, eliminate a previously approved 704 sq. ft. three car garage and construct a 451 sq. ft. guest house with attached 204 sq. ft. garage in approximately the same location, relocate and reconfigure the previously approved 704 sq. ft. garage, incorporate design changes to the previously approved residence within the same footprint, and reduce grading from approximately 3,400 cu. yds. to approximately 1,840 cu. yds. (1,500 cu. yds cut, 340 cu. yds. fill). The proposed amendment also includes use of permeable material on the area of the driveway and motorcourt that is in excess of the motorcourt and driveway area.

at: 24738 Saddlepeak Rd, Malibu (Los Angeles County) (APN(s): 4453002045)

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**

September 3, 2019

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. AMENDED TO: Modifications to the architectural style, floor plan, and layout of the approved structure. The size of the residence will decrease from 5,279 to 2,853 sq. ft. and the size of the garage will decrease from 800 sq. ft. to 520 sq. ft. The overall development area will decrease from 8,600 sq.ft. to 7,620 sq.ft. The proposed modifications to the development area and layout will reduce cut grading from 900 cu. yds. to 715 cu. yds. and reduce fill grading from 900 cu. yds. to 524 cu. yds. The pool and spa are no longer proposed and the development will continue to be served by the previously approved septic system. The project continues to propose the removal of the existing temporary construction trailer 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. The maximum structure height will decrease to 24 feet and overall fuel modification will decrease from what was previously approved.

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

September 3, 2019

Notice is hereby given that ADS Real Estate, Inc. 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. AMENDED TO: Revise the project to consist of construction of a 2-story, 25-30 ft. high, 6,826 sq. ft. single family home with basement, an attached 593 sq. ft. garage, driveway, septic system, 20,000 gallon water tank, water well, retaining walls, pool, 1,829 cu. yds. of grading (1,005 cu. yds. cut and 824 cu. yds. fill) a temporary 1,200 sq. ft. construction trailer and 160 sq. ft. construction storage container, and construction of a public trail and offer-to-dedicate a public trail easement. Deletion of Special Condition 18 (Revised Plans).

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

September 3, 2019

Notice is hereby given that Dan & 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