

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
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South Central Coast District Deputy Director's Report for October 2020

Prepared October 02, 2020 (for the October 09, 2020 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Central Coast District Deputy Director

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 October 09, 2020. 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 October 9th.

With respect to the October 9th 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 October 09, 2020 (see attached)

Immaterial Amendments

- 4-07-066-A5, Halbreich (Malibu)

Immaterial Extensions

- 4-06-033-E12, Hummingbyrd Group, LLC (Malibu)
- 4-06-138-E12, Kibbe (Malibu)
- 4-06-171-E11, ADS Real Estate Inc. (Topanga)
- 4-08-080-E10, Deboer (Topanga)
- 4-13-0401-E6, Tom Van Daele (Topanga)

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: September 28, 2020

SUBJECT: Coastal Development Permit No. 4-07-066 granted to David Halbreich for the development described below at 3030 Vista Mar, Santa Monica Mountains, Los Angeles County (APN: 4457-023-009) consisting of:

Construction of a two story 29 ½ ft. high, 6,841 sq. ft. single family residence, attached 598 sq. ft., 3-car garage, 985 sq. ft. covered decks, pool, hot tub, driveway improvements, shared access road improvements, water tank, solar panel system, septic system, retaining walls, fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,224 cu. yds. of cut grading and 1,569 cu. yds. of fill grading, export 1,705 cu. yds. to disposal site located outside the coastal zone.

Previously amended in **4-07-066-A2**:

Revision of size and location of building pad and height and square footage of approved home, resulting in the following revised project description: Construction of a two story, 34 ft. high, 4,998 sq. ft. single family residence, detached 604 sq. ft. 3-car garage, 338 sq. ft. of covered decks, pool and hot tub, driveway improvements, shared access road improvements including underground utility extensions within roadway, septic system, retaining walls fencing with entrance gate, temporary construction trailer, restore approximately 150 lineal feet of existing roadway, and 3,100 cu. yds. of cut grading and 1,500 cu. yds. of fill grading, export 1,600 cu. yds. to disposal site located outside the coastal zone.

Previously amended in **4-07-066-A4**:

Modify the approved shared access road and driveway to consist of two retaining walls along the upslope side of the shared access road, including one 300 ft. long retaining wall with a maximum height of 8.5 ft. and one retaining wall that is 70 ft. long with a maximum height of 7 ft., a 70 ft. long subterranean interconnected 8 pile retaining wall on the downslope side of the road, and grading quantities totaling 1,000 cu. yds. of cut and 400 cu. yds. of fill for the shared access road, and 1,100 cu. yds. of cut and 500 cu. yds. of fill for the driveway.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-07-066-A5**) 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 4,998 sq. ft. to 4,544 sq. ft. and reducing the height of the

residence from 34 ft. to 32 ft. 9½ in. A hammerhead turnaround would be reconfigured at the top of the driveway adjacent to the residence to comply with current Los Angeles County Fire Department access requirements. The reconfigured turnaround would increase the amount of grading for the project by 500 cu. yds. Project grading would change from 4,600 cu. yds. (3,100 cu. yds. cut and 1,500 cu. yds. fill) to 5,100 cu. yds. (4,000 cu. yds. cut and 1,100 cu. yds. fill).

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 minor re-design of the approved residence and driveway turnaround. The proposed amendment would decrease the size and height of the residence within the same development area as the approved project. The modified hammerhead turnaround to comply with current Fire Department access requirements would require a minor increase in total project grading and would be located within the same development area as the approved project. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, geology and hazards, 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 County of Los Angeles – Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Deanna Christensen at the Commission's Ventura office at (805) 585-1800.

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September 28, 2020

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Hummingbyrd Group, LLC, 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

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September 28, 2020

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

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: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP 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.

Notice of Extension Request for Coastal Development Permit

4-06-138

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**

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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September 28, 2020

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Brian Deboer has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2009

for: Construction of a two-story, 35 ft. high, 5,788 sq. ft. single family residence with 680 sq. ft. attached garage, 123 sq. ft. balcony, swimming pool, septic system, driveway, retaining walls, 1,070 cu. yds. grading (680 cu. yds. cut, 390 cu. yds. fill), and request for after-the-fact approval for creation of the subject lot that is the proposed project site.

at: 2118 Rock View Ter, Topanga (Los Angeles County) (APN(s): 4448021028)

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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September 28, 2020

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Tom Van Daele 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) (APN(s): -448011035)

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