

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

Prepared October 28, 2020 (for the November 05, 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 November 05, 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 November 5th.

With respect to the November 5th 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 November 05, 2020 (see attached)

Immaterial Extensions

- 4-03-017-E16, Trustees of the Watanabe Revocable Trust (Malibu)
- 4-04-121-E14, Miran Enterprises, LLC (Calabasas)
- 4-07-035-E11, Bock (Calabasas)
- 4-10-104-E7, ELN, Malibu LLC (Malibu)
- 4-15-0390-E4, Broad Beach (Malibu)

Emergency Permits

- G-4-20-0045, State of California (Pacific Coast Highway, Postmile 1.55 Ventura County)

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October 28, 2020

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

Notice is hereby given that Todd Franklin Watanabe Trust has applied for a one year extension of 4-03-017 granted by the California Coastal Commission on August 6, 2003

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP 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.

Notice of Extension Request for Coastal Development Permit
4-03-017

Sincerely,

John Ainsworth
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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October 28, 2020

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

Notice is hereby given that Majid Amirani has applied for a one year extension of 4-04-121 granted by the California Coastal Commission on October 13, 2005

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions. AMENDED TO: Increase the size of the single-family residence by 938 sq. ft. and decrease the height of the structure by 7 ft. in order to construct a 5,390 sq. ft., 28 ft. high residence with septic system, increase the size of the garage by 300 sq. ft. to construct a 895 sq. ft. attached garage, reduce the length of the driveway by 230 ft. to construct a 40 ft. long driveway, reduce the length of the retaining walls from 797 ft. to 422 ft. and reduce the maximum height of the retaining walls from 11.5 ft. to 10 ft., revise the grading plan to eliminate all fill and 2,153 cu. yds. of cut for a total of 1,497 cu. yds. of grading (1,497 cu. yds. cut, 0 cu. yds. fill), and restoration of an unpermitted dirt road back to natural conditions.

at: 1510 Las Virgenes Rd, Calabasas (Los Angeles County) (APN(s): 4444028017, 4444028028, 4455034035)

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.

Notice of Extension Request for Coastal Development Permit
4-04-121

Sincerely,

John Ainsworth
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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October 28, 2020

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

Notice is hereby given that Steve & Lori Bock has applied for a one year extension of 4-07-035 granted by the California Coastal Commission on October 16, 2010

for: Construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).

at: 25621 Wild Rose Dr, Calabasas (Los Angeles County) (APN(s): 4456031035)

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

Notice is hereby given that Eko Substance Three, LLC has applied for a one year extension of 4-10-104 granted by the California Coastal Commission on October 11, 2012

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). AMENDED TO: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill). AMENDED TO: Revise the configuration of the approved pool and patio/deck within the approved development area of the single-family residence. The amount of site grading would not change.

at: 27835 Borna Dr, Malibu (Los Angeles County) (APN(s): 4461039006)

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.

Notice of Extension Request for Coastal Development Permit
4-10-104

Sincerely,

John Ainsworth
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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October 28, 2020

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Broad Beach Geologic Hazard Abatement District has applied for a one year extension of 4-15-0390 granted by the California Coastal Commission on October 9, 2015

for: Authorization of an approximately 4,150 ft. long rock revetment and re-location of the downcoast approximately 1,600 linear feet of the as-built rock revetment further landward; implementation of a beach nourishment program involving deposition of 300,000 cu. yds. of sand on the beach from inland sand quarries during the first year, with major renourishments of up to approximately 300,000 cu. yds. of sand and interim renourishments of up to 75,000 cu. yds. of sand allowed when certain triggers are reached; periodic sand backpassing operations to occur no more than once per year, and dune habitat restoration.

at: 30708 Broad Beach Road to 6526 Lechuza Point Road, Malibu

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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Received

OCT 15 2020



California Coastal Commission
South Central Coast District

EMERGENCY PERMIT

Issue Date: October 9, 2020
Emergency Permit Number: G-4-20-0045

APPLICANT: California Department of Transportation

LOCATION OF EMERGENCY: Pacific Coast Highway, Postmile 1.55, Ventura County

EMERGENCY WORK: Excavation of a 62 linear foot, 28 foot high and 8 foot deep portion of an eroded bluff located immediately seaward of the Pacific Coast Highway and placement of an approximately 59 linear foot, 28 foot high and 5 foot deep concrete sack wall with integrated drainage pipes in order to prevent damage to Pacific Coast Highway and utility lines. After the concrete sack wall has been constructed the bluff will be reconstructed to match the existing slope on all sides of the project area.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that there is an unexpected occurrence in the form of shoreline erosion that has partially undermined and damaged the bluff that supports a portion of the Pacific Coast Highway roadway. Continued erosion could cause: loss of the paved roadway; closure of the road; and/or damage to or rupture of utility lines. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

Emergency Permit Number:
G-4-20-0045

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:


E9A744143EA849D
Steve Hudson, Deputy Director

cc: Commissioners/Local Planning Department

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

Emergency Permit Number:
G-4-20-0045

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the applicant and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The work authorized by this permit must be completed within 60 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause.
5. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.).
6. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California Department of Fish & Wildlife, U.S. Fish & Wildlife, U.S. Army Corps of Engineers, and the California State Lands Commission.
8. Within 180 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act (in some instances, a permit may be needed

Emergency Permit Number:
G-4-20-0045

for removal); or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, within 60 days, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.

Failure to a) submit a complete follow-up CDP Application that complies with Condition 8 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

¹ In some instances, a permit may also be required for removal.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.