

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



F7

South Central Coast District Deputy Director's Report for October 2021

Prepared October 11, 2021 (for the October 15, 2021 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 15, 2021. 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 15th.

With respect to the October 15th 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 15, 2021 (see attached)

Immaterial Amendments

- 4-05-069-A4, Brown (Malibu)
- 4-14-0202-A1, Canary Island Palm, LP (Topanga)

Immaterial Extensions

- 4-06-109-E12, Van Deman (Topanga)
- 4-06-171-E12, ADS Real Estate Inc. (Topanga)
- 4-10-104-E8, EKO Substance Three, LLC (Malibu)

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
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: October 1, 2021

SUBJECT: Coastal Development Permit No. 4-05-069 granted to David Lawrence Brown for the development described below at 2161 Encinal Canyon Road, Santa Monica Mountains, Los Angeles County (APN: 4472-026-019) consisting of:

Construction of a one-story, 2,174 sq. ft. single family residence, 825 sq. ft. detached three-car garage, driveway, turnaround, septic system, water tank, and approximately 5,200 cu. yds. of grading (4,600 cu. yds. cut, 540 cu. yds. fill). The proposed project also includes a request for after-the-fact approval of an existing water well.

Previously amended in **4-05-069-A1** to:

Revise grading plan to reduce cut grading by 236 cu. yds., increase fill grading by 301 cu. yds., and add 1,056 cu. yds. of grading for removal and recompaction to allow for a total of 5,265 cu. yds. of grading (4,424 cubic yards of cut and 841 cubic yards of fill) and 1,056 cubic yards of grading for removal and recompaction.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-05-069-A4**) to the above referenced permit, which would result in the following change(s):

Modifications to the architectural style, floor plan, and layout of the approved structure within the same general development envelope. The size of the residence will increase from 2,174 sq. ft. to 3,050 sq. ft.; however, the size of the covered patio will decrease from 1,781 sq. ft. to 315 sq. ft., resulting in a decrease in total living space from 3,955 sq. ft. to 3,365 sq. ft.. The size of the detached garage will decrease from 825 sq. ft. to 598 sq. ft.. The maximum structure height will decrease from 18 ft. to 16 ft. and 3 in. The footprint of the building will decrease from 4,780 sq. ft. to 3,963 sq. ft.. The approved grading, driveway, fire department turnaround, septic and well water locations, drainage plan, landscape plan, required fuel modification will remain the same 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 relatively minor re-design of the approved residential development. The project changes will result in a reduced building height with flat roof design, and smaller building footprint and detached garage within the approved development envelope. 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 of the applicable policies of the Los Angeles County–Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Walt Deppe at the Commission’s Ventura office at Walt.Deppe@coastal.ca.gov or (805) 585-1800.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
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: October 1, 2021

SUBJECT: Coastal Development Permit No. 4-14-0202 granted to Canary Island Palm, LP for the development described below at 3219 Serra Road, Santa Monica Mountains, Los Angeles County (APN: 4457-003-019) consisting of:

Construction of a 27 ft. 5 in. high, two-level with basement, 7,139 sq. ft. single family residence, with an attached 537 sq. ft. garage, swimming pool and spa, onsite wastewater treatment system, 18,000-gallon below ground water tank, 820 cu. yds. of grading (580 cu. yds. cut, 240 cu. yds. fill), and retaining walls.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-14-0202-A1) to the above referenced permit, which would result in the following change(s):

Modifications to the size of the approved residence and garage within the same development envelope and elimination of the 1,363 sq. ft. basement portion of the residence. The size of the residence will decrease from 7,139 sq. ft. to 5,340 sq. ft. and the size of the attached garage will decrease from 537 sq. ft. to 451 sq. ft. The maximum structure height and required fuel modification will remain the same from what was previously approved. The proposed modifications will reduce grading from 820 cu. yds. (580 cu. yds. cut, 240 cu. yds. fill) to 550 cu. yds. (310 cu. yds. cut, 240 cu. yds. 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 amendment consists of modifications to the approved residential development to reduce the size of the residence and garage and eliminate the basement portion of the residence. The project will remain within the approved development envelope and will reduce 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 of the applicable policies of the Los Angeles County–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 Deanna.Christensen@coastal.ca.gov or (805) 585-1800.

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2601
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



October 1, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Oliver Baker & Bruce Van Deman has applied for a one year extension of 4-06-109 granted by the California Coastal Commission on December 11, 2008

for: Construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cu. yds. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed. AMENDED TO: Revisions to the design of the approved single-family residence, which include reducing the overall size of the residence from 5,704 sq. ft. to 3,575 sq. ft., eliminating the approved 1,586 sq. ft. lowest level basement area and associated 1,000 cu. yds. of basement excavation, and reducing the height of the residence from 35 ft. to 24 ft.. The swimming pool is also proposed to be reshaped in the same approved location to better conform to the contours of the site. All other components of the approved project would remain unchanged..

at: 21941 Saddle Peak Rd, Topanga (Los Angeles County) (APN(s): 4438038001)

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



October 1, 2021

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

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



October 1, 2021

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: 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