

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



Th13

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

Prepared November 12, 2021 (for the November 18, 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 November 18, 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 November 18th.

With respect to the November 18th 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 18, 2021 (see attached)

Waivers

- 4-21-0646-W, Bowdle (Carpinteria)

Immaterial Amendments

- 4-08-080-A1, Deboer (Topanga)

Immaterial Extensions

- 4-04-121-E15, Miran Enterprises, LLC (Calabasas)
- 4-06-033-E13, Hummingbyrd Group, LLC (Malibu)
- 4-15-0390-E5, Broad Beach Geologic Hazard Abatement District (Malibu)

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



November 5, 2021

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 4-21-0646-W

Applicant: Clark and Andrea Bowdle

Location: 349 Ash Avenue Space 28, City of Carpinteria, Santa Barbara County
(APN: 503-430-028)

Proposed Development: Replacement of an existing 739 square foot, one-story mobile home with a new 1,091 square foot, one-story mobile home. No grading or vegetation removal is proposed.

Rationale: The proposed project is located on a developed interior lot within the Silver Sands Mobile Home Park, which is an existing community located within the retained jurisdiction of the Commission. The proposed project is minor in nature as it is the replacement of a mobile home and does not include grading or vegetation removal. In addition, no change to existing parking is proposed. The proposed project is compatible with the character of surrounding development and would not adversely impact visual resources. Therefore, there are no individual or cumulative adverse impacts on coastal resources associated with this project and the project is consistent with all applicable Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Coastal Development Permit De Minimis Waiver
4-21-0646-W

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Jacqueline Phelps
District Supervisor

cc: Commissioners/File

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: November 5, 2021

SUBJECT: Coastal Development Permit No. 4-08-080 granted to Brian Deboer for the development described below at 2118 Rock View Terrace, Santa Monica Mountains, Los Angeles County (APN: 4448-021-028) consisting of:

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 after-the-fact approval for creation of the subject lot.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-08-080-A1) 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 decrease from 5,788 sq. ft. to 3,585 sq. ft. and the size of the garage will decrease from a 680 sq. ft. attached garage to a 326 sq. ft. attached carport. The maximum structure height will also decrease from 35 ft. to 28 ft. and the proposed modifications will reduce cut grading from 680 cu. yds. to 468 cu. yds. and reduce fill grading from 390 cu. yds. to 386 cu. yds. The overall size of the development area will also be slightly reduced from 8,664 sq. ft. to 8,355 sq. ft. The required fuel modification will remain the same from what was previously approved, and the development will continue to include patio, swimming pool, spa, septic system, driveway, and retaining walls.

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 and height of the residence and garage. 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 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



November 5, 2021

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: 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).

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



November 5, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Scott R. & Ashley Elizabeth 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



November 5, 2021

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 in the City of Malibu (Los Angeles County).

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