

**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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# F13

## South Central Coast Distric Deputy Director's Report for December 2021

**Prepared December 10, 2021 (for the December 17, 2021 Hearing)**

**To:** Commissioners and Interested Parties  
**From:** Steve Hudso, South Central Coast Distric Deputy Director

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Central Coast Distric Office are being reported to the Commission on December 17, 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 Distric Office in Ventura. Staff is asking for the Commission's concurrence on the items in the South Central Coast Distric 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 December 17th.

With respect to the December 17th 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 December 17, 2021 (see attached)**

### Waivers

- 4-21-0703-W, City of Santa Barbara Public Works Department (Santa Barbara)

### Immaterial Extensions

- 4-07-035-E12, Bock (Calabasas)
- 4-07-066-E12, Halbreich (Malibu)
- 4-12-019-E8, Iwashita (Malibu)

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December 3, 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:** 4-21-0703-W

**Applicant:** City of Santa Barbara Public Works Department

**Location:** Laguna Channel, City of Santa Barbara, Santa Barbara County

**Proposed Development:** Repair and annual maintenance of the tide gates at Laguna Channel. One-time repair includes repairs to the internal mechanics of the tide gates, removal of up to 100 square feet of non-native invasive vegetation during repair work, and removal of approximately 10 cu. yds. of sediment and placement on the beach. Annual maintenance, for a period of five years, includes gate testing, damming, and dewatering up to twice per year, and removal of approximately 5 cu. yds. of debris per year near the tide gates, and placement on the beach. Both repair and maintenance work are proposed to take place between September 1 and December 15. The proposed project includes biological monitoring and implementation of a tidewater goby protection plan. Additionally, the implementation of best management practices is proposed to avoid adverse impacts to water quality during construction.

**Rationale:** The proposed project is minor in nature as it consists of minor repairs to and maintenance of an existing structure. The repairs will not involve changes to existing footprint of the tide gates. The proposed timing of repair and maintenance would avoid peak tidewater goby spawning season. The applicant included implementation of construction best management practices, biological monitoring, and a tidewater goby protection plan as part of the proposed project to avoid adverse impacts to water quality and sensitive species. Therefore, the proposed project will not result in any adverse impacts to coastal resources and is consistent with all applicable Chapter Three policies of the Coastal Act.

**Coastal Development Permit De Minimis Waiver**  
4-21-0703-W

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.

Sincerely,

John Ainsworth  
Executive Director

Original on File signed by:

Isabel Qi  
Coastal Program Analyst

cc: Commissioners/File

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December 03, 2021

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

Notice is hereby given that Steve Bock has applied for a one year extension of 4-07-035 granted by the California Coastal Commission on October 16, 2008

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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December 03, 2021

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that David Halbreich has applied for a one year extension of 4-07-066 granted by the California Coastal Commission on December 11, 2008

for: TIME EXTENSION FOR A PREVIOUSLY APPROVED CDP TO construct a two story, 29 1/2 foot 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 cubic yards of cut grading and 1,569 cubic yards of fill grading, export 1705 cubic yards to disposal site located outside the coastal zone. AMENDED TO: 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 cubic yards of cut grading and 1,500 cubic yards of fill grading, export 1,600 cubic yards to disposal site located outside the coastal zone. AMENDED TO: Construction of a shared access road and driveway consisting of two retaining walls along the upslope side of the shared access road, including one 300 ft. long retaining wall with 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 cubic yards of cut and 400 cubic yards of fill for the shared access road, and 1,100 cubic yards of cut and 500 cubic yards of fill for the driveway. AMENDED TO: 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. 9 1/2 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).

at: 3030 Vista Mar Dr, Malibu (Los Angeles County) (APN(s): 4457023009)

**Notice of Extension Request for Coastal Development Permit**  
4-07-066

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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December 03, 2021

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

Notice is hereby given that Kazuhiro Iwashita has applied for a one year extension of 4-12-019 granted by the California Coastal Commission on October 11, 2012

for: Construct a 3,003 sq. ft., 26 ft. high single family residence, 800 sq. ft. under house carport and workshop, 150 sq. ft. pump house with well and solar panel array, 2 water tanks, driveway, retaining walls, septic system, outdoor patio, temporary construction trailer, 20 ft. wide driveway gate, and 2,418 cu. yds. new grading (1,209 cu. yds. cut, 422 cu. yds. fill, 767 cu. yds. export).

at: 24810 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4456037055)

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