

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
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South Central Coast District Deputy Director's Report for September 2021

Prepared August 06, 2021 (for the September 11, 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 September 11, 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 September 11th.

With respect to the September 11th 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 September 11, 2021 (see attached)

Immaterial Amendments

- 4-14-0201-A1, Pepper Creek, LP (Malibu)

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: July 30, 2021

SUBJECT: Coastal Development Permit No. 4-14-0201 granted to Pepper Creek, LP for the development described below at 3221 Serra Road, Santa Monica Mountains, Los Angeles County (APN: 4457-003-020) consisting of:

Construction of a 30 ft. high, two-level with basement, 8,907 sq. ft. single family residence, with an attached 834 sq. ft. garage, swimming pool and spa, onsite wastewater treatment system, 18,000-gallon below ground water tank, 1,835 cu. yds. of grading (1,645 cu. yds. cut, 190 cu. yds. fill), and retaining walls.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-14-0201-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 development envelope and elimination of the 1,511 sq. ft. basement portion of the residence. The size of the residence will decrease from 8,907 sq. ft. to 6,346 sq. ft. and the size of the attached garage will decrease from 834 sq. ft. to 778 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 1,835 cu. yds. (1,645 cu. yds. cut, 190 cu. yds. fill) to 1,245 cu. yds. (855 cu. yds. cut, 390 cu. yds. fill). The approved swimming pool and spa, onsite wastewater treatment system, 18,000-gallon below ground water tank, and site retaining walls remain unchanged.

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 re-design of 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 (805) 585-1800.