

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

Prepared August 27, 2021 (for the September 08, 2021 Hearing)

To: Commissioners and Interested Parties

From: Steve Hudson, South Central Coast District Deputy Director

The following coastal development permit (COP) waivers, immaterial COP amendments, COP extensions, and emergency COPs for the South Central Coast District Office are being reported to the Commission on September 08, 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 8th.

With respect to the September 8th 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 staffs 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 08, 2021 (see attached)

Immaterial Extensions

- 4-03-017-E17, Todd Franklin Watanabe Trust (Malibu)
- 4-06-138-E13, Konjevic (Malibu)
- 4-08-080-E11, Deboer (Topanga)
- 4-11 -051-E8, Jantzen (Topanga)
- 4-13-0401-E7, Rydings (Topanga)

Emergency Permits

- G-4-21-0031, County of Los Angeles Department of Beaches and Harbors (Malibu)

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August 27, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Todd & Jaelee Watanabe has applied for a one year extension of 4-03-017 granted by the California Coastal Commission on August 6, 2005

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.

Sincerely,

John Ainsworth
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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August 27, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Ami Konjevic has applied for a one year extension of 4-06-138 granted by the California Coastal Commission on August 8, 2009

for: Construction of a 5,279 sq. ft., two story, 31 ft. high single-family residence with attached 800 sq. ft. garage; septic system; driveway; landscaping, pool, spa, decks, retaining walls, and 1,800 cu. yds. of grading. The applicant also proposes to remove an existing temporary construction trailer onsite following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan and existing roads. AMENDED TO: Modifications to the architectural style, floor plan, and layout of the approved structure. The size of the residence will decrease from 5,279 sq. ft. to 2,853 sq. ft. and the size of the garage will decrease from 800 sq. ft. to 520 sq. ft. The overall development area will decrease from 8,600 sq. ft. to 7,620 sq. ft. The proposed modifications to the development area and layout will reduce cut grading from 900 cu. yds. to 715 cu. yds. and reduce fill grading from 900 cu. yds. to 524 cu. yds. The pool and spa are no longer proposed, and the development will continue to be served by the previously approved septic system. The project continues to propose the removal of the existing temporary construction trailer following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan, and existing roads. The maximum structure height will decrease to 24 feet and overall fuel modification will decrease from what was previously approved. AMENDED TO: 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 2,853 sq. ft. to 3,997 sq. ft. and the size of the attached garage will increase from 520 sq. ft. to 600 sq. ft. The maximum structure height and required fuel modification will remain the same from what was previously approved. The proposed modifications will reduce cut grading from 715 cu. yds. to 711 cu. yds. and reduce fill grading from 524 cu. yds. to 102 cu. yds. The pool and spa are reintroduced from the original approval and the development will continue to be served by the previously approved septic system. The overall development area will decrease from 7,620 sq. ft. to 6,757 sq. ft. The project continues to propose the removal of the existing temporary construction trailer following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan, and existing roads.

Notice of Extension Request for Coastal Development Permit
4-06-138

at: 24563 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4453025003)

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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August 27, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Brian Deboer has applied for a one year extension of 4-08-080 granted by the California Coastal Commission on September 9, 2011

for: 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 request for after-the-fact approval for creation of the subject lot that is the proposed project site.

at: 2118 Rock View Ter, Topanga (Los Angeles County) (APN(s): 4448021028)

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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August 27, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Tom & Alexis Schneider has applied for a one year extension of 4-11-051 granted by the California Coastal Commission on June 14, 2021

for: Construction of a 1,444 sq. ft., 30 ft. high, one-story single family residence with attached garage; patio; hammerhead turnaround; water well; septic system; retaining walls; 454 cu. yds. of grading (139 cu. yds. of cut and 314 cu. yds. of fill). In addition, the project includes roadway improvements to Kerry Lane, including construction of 760 linear ft. of pavement and 120 linear feet of permeable concrete up to 20 ft. wide, 590 ft. long retaining wall ranging from 2-ft. to 6-ft. high, and 726 cu. yds. of grading (472 cu. yds. of cut and 254 cu. yds. of fill). **AMENDED TO:** Relocation of a 152 linear ft. portion of the access road by 0-2.5 ft. to the north and an adjoining 58 linear ft. portion of the access road to the southwest by 0 to 5 feet, addition of a 29 ft. long, 2 ft. high retaining wall, and 80 cu. yds. of associated grading (80 cu. yds. of cut and 0 cu. yds. of fill). There will be no change in the length or width of the access road.

at: 1840 Kerry Ln, Topanga (Los Angeles County) (APN(s): 4448014030)

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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August 27, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Tom Van Daele has applied for a one year extension of 4-13-0401 granted by the California Coastal Commission on September 11, 2015

for: Construction of a 8,180 sq. ft., 3-level, 20 ft.-high single family home with attached 815 sq. ft., 4-car garage, driveway, hammer-head turnaround, 9 retaining walls ranging in height from 1.7 ft. to 10.5 ft. high and totaling 1,309 linear feet of retaining wall, pool, spa, private septic system and private water main, vineyard, hardscaping, landscaping and irrigation system, minor widening of segments of Hawks Nest Trail and Skyhawk drive as required by Los Angeles County Fire Dept. and 7,730 cu.yds. of grading (6,810 cu.yds. of cut and 920 cu.yds. of fill), at 2525 Hawks Nest Trail, Topanga, Los Angeles County

at: 2525 Hawks Nest Trail, Topanga (Los Angeles County) (APN(s): -448011035)

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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**EMERGENCY PERMIT
(REVISED)**

Date: August 19, 2021

Permit No.: G-4-21-0031

Applicant: Los Angeles County Department of Beaches and Harbors

Project Location: 7103 Westward Beach Road, Malibu, Los Angeles County
(APNs 4468-016-905 and 4468-015-907)

Work Proposed: Construction of a temporary rock revetment consisting of approximately 350 linear ft. of rock revetment, approximately 15 ft. high, and 6-8 ft. in depth and using approximately 40-60 tons of rock immediately adjacent to Westward Beach Road on Westward Beach, in order to maintain the existing public roadway, which has been damaged and partially undermined and protect exposed utility lines.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of shoreline erosion has undermined and damaged the paved roadway of Westward Beach Road, resulting in an exposed water line and drainage pipeline. Continued erosion would further undermine Westward Beach Road, further expose utility infrastructure running through the area, and could cause closure of the roadway which provides the only access to the County's beach parking lot at Point Dume. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

(a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit; and

(b) Public comment on the proposed emergency action has been reviewed if time allows.

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

Sincerely,

John Ainsworth
Executive Director

DocuSigned by:

Steve Hudson

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By: Steve Hudson
Title: District Director

cc: City of Malibu Planning Department

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days, though the work may begin in advance of that submittal.
2. Only that work specifically described above and for the specific property listed above, subject to the conditions set forth below, is authorized. Any additional work at the location of the proposed project requires separate authorization from the Executive Director.
3. This emergency permit only authorizes the portion of the project that is located within the Commission's retained permit jurisdiction, and authorization from the City of Malibu is required for the portion of the project located landward of the ambulatory mean high tide line within the City's coastal permit jurisdiction. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
4. The work authorized by this emergency permit must be completed within 30 days of the date of this permit, or as extended by the Executive Director through correspondence, and shall take place in a manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access. Public access to the shore shall be maintained around the revetment.
5. The work authorized by this emergency permit is considered temporary and subject to removal unless a regular coastal development permit permanently authorizing the development is approved by the California Coastal Commission. 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 the emergency development authorized in this permit and restore all affected areas to their prior condition after consultation with Commission staff; 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 Commission 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.
6. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.
7. In exercising this emergency permit, the applicant agrees to hold the California Coastal Commission (Commission) harmless from any liabilities for damage to public or private properties or personal injury that may result from the project and to indemnify the Commission, which includes its officers, agents, and employees, against any and all liability, related claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any such damage or personal injury.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant wishes to have the emergency work become a permanent development, a coastal permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. Failure to a) submit a complete follow-up CDP Application that complies with Condition 5 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 Commission 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.

If you have any questions about the provisions of this emergency permit, please call Denise Venegas at the Commission's Ventura Office at (805) 585-1800.

Enclosures: 1) Acceptance Form

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.