

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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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 08, 2014

TO: Commissioners and Interested Parties
FROM: John (Jack) Ainsworth, South Central Coast District Senior Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the December 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Central Coast District.

DETAIL OF ATTACHED MATERIALS**REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-14-1694-W Attn: Robin Lewis	Construction of a 260 sq. ft., 14 ft., 7 in. high addition to an existing 2,800 sq. ft., 19 ft. high single family residence with a detached 601 sq. ft. garage. No grading or removal of native vegetation is proposed or required. One non-native Juniper tree will be removed as part of the project.	7791 GOLDFIELD COURT, GOLETA

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-06-001-A2 Attn: GNL Investments, LLC,	Modify the architectural style, window locations, and roof style of the approved residence. Revising the pitched roof to flat roof will reduce the residence height by 3'-11" for a maximum height of 30'-11" above existing grade.	2945 SEA BREEZE DRIVE, MALIBU

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-4-14-0040 Attn: Santa Barbara County Flood Control District	One-time breach of the Goleta Slough mouth to create a 60 linear ft., 4 ft. wide channel between the slough mouth and the ocean that will allow overflowing floodwater to drain from the slough into the ocean to prevent flooding of adjacent airport, roadways, and inland residential and industrial properties.	5905 SANDSPIT ROAD, GOLETA BEACH PARK, SANTA BARBARA

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: November 26, 2014

Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1694

Based upon the project plans and information submitted by the applicants named below for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Title 14, Section 13250 (c) of the Coastal Act.

Applicant: Robin Lewis – Property Owner

Agent: Dawn Sherry and Lauren Deason – Sherry & Associates Architects

Location: 7791 Goldfield Court, Goleta, Santa Barbara County, California
[APN: 079-770-010]

Description: Construction of a 260 sq. ft., 14 ft., 7 in. high addition to an existing 2,800 sq. ft., 19 ft. high single family residence with a detached 601 sq. ft. garage. No grading or removal of native vegetation is proposed or required. One non-native Juniper tree will be removed as part of the project.

Rationale: The proposed project is relatively minor in nature. The existing single-family residence was constructed in 2007, pursuant to Coastal Development Permit No. 4-04-085. The proposed 260 sq. ft. addition to the existing single family residence will be situated within the existing developed area of the property site. As proposed, the project will not require removal of environmentally sensitive habitat, impact public access or impact any of the scenic and visual resources of the vicinity. Additionally, the proposed project will not extend the residence's required fuel modification area. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

Important: This waiver is not valid unless the project site has been posted and until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission at the meeting of December 10-12, 2014. If three Commissioners object to this waiver, a coastal permit will be required.

Persons wish to object to or having questions regarding the issuance of a coastal permit waiver for this project should contact the Commission office at the above address or phone number prior to the Commission meeting date.

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NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: November 26, 2014

SUBJECT: Coastal Development Permit No. 4-06-001 granted to Philip & Joan Embleton and transferred to GNL Investments LLC, for the following development at 2945 Sea Breeze Drive, Los Angeles County consisting of:

Construction of a two-story, 800 sq. ft. single family residence, 410 sq. ft. attached two-car garage, 1,127 sq. ft. basement area, 496 sq. ft. deck, driveway, septic system, landscaping, and no grading.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-06-001-A2) to the above referenced permit, which would result in the following change(s):

Modify the architectural style, window locations, and roof style of the approved residence. Revising the pitched roof to flat roof will reduce the residence height by 3'-11" for a maximum height of 30'-11" above existing grade.

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 involves minor revisions to the previously approved project which consists of modifying the architectural style, window locations, and roof style of the approved residence. Revising the pitched roof to flat roof will reduce the residence height by 3'-11" for a maximum height of 30'-11" above existing grade. These modifications will not increase the size, height or footprint of the previously approved residence. The proposed amendment will not result in any additional significant adverse impacts to coastal resources that were not considered, minimized, and mitigated in the original approval of the project. As such, the proposed amendment is consistent with the policies and provisions of the Santa Monica Mountains LCP.

If you have any questions about the proposal or wish to register an objection, please contact Denise Venegas at the Commission District office (805) 585-1800.

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**EMERGENCY PERMIT**

December 7, 2014

Permit No.: G-4-14-0040

Applicant: Santa Barbara County Flood Control District

Agents: Seth Shank

Project Location: Goleta Beach Park, 5905 Sandspit Road, Santa Barbara County

Work Proposed: One-time breach of the Goleta Slough mouth to create a 60 liner ft., 4 ft. wide channel between the slough mouth and the ocean that will allow overflowing floodwater to drain from the slough into the ocean to prevent flooding of adjacent airport, roadways, and inland residential and industrial properties.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that excess sediment deposition has closed the mouth of the slough and that a large rain storm forecast for the region has the potential to cause flooding damage to the nearby Santa Barbara Airport, adjacent roadways, as well as inland residential and industrial properties, which constitutes a risk to public health and safety. 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 reverse.

Sincerely,

Charles Lester
Executive Director

A handwritten signature in black ink, appearing to read "John Ainsworth".

By: John Ainsworth
Title: Senior Deputy Director, South Central Coast District

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 is authorized. Any additional work at the location of the proposed project requires separate authorization from the Executive Director.
3. The work authorized by this emergency permit must be completed within 30 days of the date of this permit. The Executive Director may grant additional time for good cause.
4. 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.
5. The authorization for work performed pursuant this emergency permit is temporary, unless permanent authorization is obtained through the issuance of a regular Coastal Development Permit from the California Coastal Commission. Within 180 days of the date of this permit, the permittee shall submit a complete application for a regular coastal development permit for authorization of all work performed pursuant to this emergency coastal development permit.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies, as applicable.
7. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be operated, placed, stored or otherwise located in the intertidal zone at any time.
8. The applicant shall ensure that a qualified biologist or environmental resources specialist shall monitor the site during all emergency work activities to ensure that adverse impacts to sensitive plant and animal species are avoided or minimized to the maximum extent feasible.

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.

If you have any questions about the provisions of this emergency permit, please call Stefanie Edmondson at the Commission Area office.

Enclosure: 1) Acceptance Form