

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
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 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 September 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.

Regular Waiver

1. 4-14-0771-W -- City of Santa Barbara, Public Works Department (Santa Barbara County)
2. 4-14-1153-W -- Spence & Els Mitchum Living Trust (Los Angeles County)
3. 4-14-1185-W -- Seth Tuckerman (Los Angeles County)

De Minimis Waiver

1. 4-14-0573-W -- David Blattel & Cathy Tauber Topanga, (Los Angeles County)

Emergency Permits

1. G-4-14-0026 -- City of Port Hueneme, (Ventura County)
2. G-4-14-0027 -- City of Port Hueneme, (Ventura County)
3. G-4-14-0029 -- County of Los Angeles, Dept. of Public Works (Los Angeles County)
4. G-4-14-0028 -- Mark Magidson Trust (Los Angeles County)

MISCELLANEOUS ITEMS

- 1.4-06-138-E6 - Received letter of objection
- 2.4-11-051-E1 - Received letter of objection

TOTAL OF 10 ITEMS

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
4-14-0771-W City of Santa Barbara, Public Works, Attn: Lisa Arroyo	Repair and maintenance of an existing 33 inch diameter sewer pipeline to reduce inflow and infiltration of ocean water into the sewer system involving the rehabilitation of 8 manholes and seven segments of the sewer pipeline that lies a minimum of 4' below grade using trenchless technology that does not require the pipe to be excavated. The process will utilize internal flow bypass to internally repair 2,400 ft. of the existing sewer pipeline. The project alignment crosses sand areas of West Beach a grassy area east of Stern's Wharf, under Mission Lagoon, and under the skate park and adjacent public parking lot. Staging would occur in the public parking lot adjacent to the skate park on Cabrillo Blvd. The project occurs in both the City of Santa Barbara's appealable jurisdiction and the Coastal Commission's permit jurisdiction. The City has requested a consolidated permit from the Coastal Commission in order to streamline the permitting process. The City intends to complete these repairs prior to October 2014. To avoid impacts to sensitive environmental resources located adjacent to the project area the City is also proposing the following measures. 1) Best management practices (BMPs) to reduce potential for and enhance ability to respond to spills. The measures include secondary containment around all manholes pumps and mixing area. 2) Temporary fencing will be installed around the edge of Laguna channel (landward of the first line of terrestrial vegetation) to prevent inadvertent encroachment by crews and equipment. Fence will be installed two inches above ground, to allow passage of terrestrial vertebrates. 3) Storm water pollution prevention plan (SWPPP) will be required of contractor and BMPs must be installed as necessary at work and staging areas. 4) Prior to construction the City will conduct biological surveys for roosting sensitive bird species. If present, they will delay construction activity till they have vacated the work area.	200 W. Block of Carillo Blvd. to 200 E Block of Carillo Blvd., Santa Barbara, CA 93109 06083-033-120-018

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-14-1153-W Spence & Els Mitchum Living Trust	Construction of a swimming pool supported on a caisson and grade beam foundation (including six 36 inch diameter friction piles embedded in bedrock), spa, retaining wall, and three 36 inch diameter soldier piles embedded in bedrock at the top of a descending slope to ensure slope stability.	23211 W. Paloma Blanca Drive, Malibu, CA 06037-4453033022
4-14-1185-W Attn: Seth Tuckerman	Addition of 640 sq. ft. of living area to an existing single family residence constructed prior to the effective date of the Coastal Act, and the construction of a swimming pool, spa, deck, and retaining wall supported on a caisson and grade beam foundation.	3424 Shoreheights Drive, Santa Monica Mountains, CA 06037-4443017002

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-14-0573-W Attn: David Blattell Cathy Tauber	Lot Line adjustment converting three legal lots (20,800, 12,678, and 12,505 sq. ft.) to two lots (21,432 & 24,551 sq. ft.).	21056 Entrada Road, Topanga, CA 06037-4445019004

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-4-14-0026 City of Port Hueneme, Attn: Greg Brown	Placement of an additional 200 linear feet of rock revetment, consisting of approximately 700 tons of 3 - 5 ton stone, on the sandy beach located between Stations 13.75 - 15.75, located immediately downcoast of the 1,375 linear foot rock revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-028, G-4-14-0010, G-4-14-0020, and G-4-14-0022) and located immediately adjacent to an existing public pathway which has been undermined and damaged by wave and tidal action.	Hueneme Beach Park, City of Port Hueneme, CA 06111-20601030, 0611120601023
G-4-14-0027 City of Port Hueneme, Attn: Chris Theisen	Replacement of 32 timber piles that have been damaged by wave and tidal action with 32 new timber piles that are treated with ammoniacal copper zinc arsenate and wrapped with a protective coating.	Hueneme Pier, Hueneme Beach Park, City of Port Hueneme, CA
G-4-14-0029 County of Los Angeles Department of Public Works, Attn: Sarah Scott	Protection of existing bridge abutments, including: the excavation of approximately 50 cu. ads. of streambed rock and soil material along each abutment (maximum excavations to be six feet wide and four feet deep); temporary stockpiling of streambed material; addition of a reinforced concrete cap footing along each abutment (maximum five feet wide and six feet high, with a maximum of 50 cu. ads. of concrete); and re-filling voids with the 50 cu. ads. of stockpiled streambed materials and 20 cu. yds. of imported rock rip-rap. All work is located within the road right-of-way. All work will be completed prior to the rainy season. No vegetation will be removed.	Old Topanga Canyon Road Bridge over Topanga Creek (nearest cross street is Yule Lane), Santa Monica Mountains, CA

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

G-4-14-0028

Mark Magidson Trust

Placement of 126 linear ft. of sand bags on the sandy beach seaward of an existing beachfront residence and septic system at Broad Beach. Sand bags shall be stacked no more than 12 ft. in height and 30 ft. in width and shall not extend any further seaward than the toe of the temporary, as-built rock revetment located on the neighboring properties immediately up and downcoast of the subject site.

30822 Broad Beach, Malibu, CA
06037-4470013003

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: August 18, 2014

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0771-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit, pursuant to Section 13252(e) of the Administrative Regulations (Title 14, Division 5.5).

Applicant: City of Santa Barbara

Agent: Sara Iza

Location: 200 W block of Carillo Blvd to 200 E block of Cabrillo Blvd. Santa Barbara.
[APN: 033-120-018. 033-120-022. 033-120-015, 033-120-016. 017-191-004]

Description: Repair and maintenance of an existing 33 inch diameter sewer pipeline to reduce inflow and infiltration of ocean water into the sewer system involving the rehabilitation of 8 manholes and seven segments of the sewer pipeline that lies a minimum of 4' below grade using trenchless technology that does not require the pipe to be excavated. The process will utilize internal flow bypass to internally repair 2,400 ft. of the existing sewer pipeline. The project alignment crosses sand areas of West Beach, a grassy area east of Stern's Warf, under Mission Lagoon, and under the skate park and adjacent public parking lot. Staging would occur in the public parking lot adjacent to the skate park on Cabrillo Blvd. The project occurs in both the City of Santa Barbara's appealable jurisdiction and the Coastal Commission's permit jurisdiction. The City has requested a consolidated permit from the Coastal Commission in order to streamline the permitting process. The City intends to complete these repairs prior to October 2014. To avoid impacts to sensitive environmental resources located adjacent to the project area the City of also proposing the following measures:

- Best management practices (BMPs) to reduce potential for and enhance ability to respond to spills. The measures include secondary containment around all manholes pumps and mixing areas.
- Temporary fencing will be installed around the edge of Laguna channel (landward of the first line of terrestrial vegetation) to prevent inadvertent encroachment by crews and equipment. Fence will be installed two inches above ground, to allow passage of terrestrial vertebrates.
- Storm water pollution prevention plan (SWPPP) will be required of contractor and BMPs must be installed as necessary at work and staging areas.

- Prior to construction the City will conduct biological surveys for roosting sensitive bird species. If present, they will delay construction activity till they have vacated the work area.

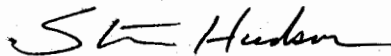
Rationale: The proposed project is a repair and maintenance project that is relatively minor in nature. The project will not require any significant ground disturbance and will not require the removal of any environmentally sensitive vegetation. Additionally, the proposed project will be staged and located in such a manner that will ensure impacts to public access are minimized for the construction duration. As proposed, the project will not result in any significant adverse impacts to sensitive habitat, public access, or public views. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

IMPORTANT: This waiver is not valid until reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on September 11, 2014. If three or more Commissioners object to this waiver, a coastal permit will be required.

Persons having questions or wishing to object to 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.

Sincerely,

Charles Lester
Executive Director



By: Melissa Ahrens
Title: Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: September 8, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1153-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby **waives** the requirement for a Coastal Development Permit, pursuant to Section 13250(c) of the Administrative Regulations (Title 14, Division 5.5).


Applicant: Spence and Els Mitchum Living Trust
Agent: Todd Bublitz, JEM Construction Services
Location: 23211 West Paloma Blanca Drive, Santa Monica Mountains, Los Angeles County
[APN: 4453-033-022]
Description: Construction of a swimming pool supported on a caisson and grade beam foundation (including six 36 inch diameter friction piles embedded in bedrock), spa, retaining wall, and three 36 inch diameter soldier piles embedded in bedrock at the top of a descending slope to ensure slope stability.
Rationale: The proposed development is an addition to a site developed with a residence. The existing single-family residence was constructed in 1980, pursuant to the Kendall-Johnson settlement pertaining to the lots in Tract 30203. The project will not require any removal or trimming of trees or environmentally sensitive habitat area. Thus, the proposed project will not result in any potential adverse impacts to coastal resources. 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 September 10-11, 2014. If three Commissioners object to this waiver, a coastal permit will be required.

Persons wishing 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.

Sincerely,

CHARLES LESTER
Executive Director

By: 
Title: Supervising Analyst

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST AREA
39 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: September 8, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1185-W

Based on project plans and information submitted by the applicant regarding the development described below, the Executive Director of the Coastal Commission hereby **waives** the requirement for a Coastal Development Permit, pursuant to Section 13250(c) of the Administrative Regulations (Title 14, Division 5.5).

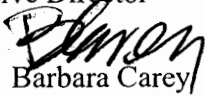
Applicant: Seth Tuckerman
Agent: Joanne Perrin
Location: 3424 Shoreheights Drive, Santa Monica Mountains, Los Angeles County
[APN: 4443-017-002]
Description: Addition of 640 sq. ft. of living area to an existing single family residence constructed prior to the effective date of the Coastal Act, and the construction of a swimming pool, spa, deck, and retaining wall supported on a caisson and grade beam foundation.
Rationale: The proposed development is an addition to a site developed with a residence. The project will not require any removal or trimming of trees or environmentally sensitive habitat area. The proposed project will not result in any potential adverse impacts to coastal resources. 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 September 10-11, 2014. If three Commissioners object to this waiver, a coastal permit will be required.

Persons wishing 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.

Sincerely,

CHARLES LESTER
Executive Director

By: 
Title: Supervising Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: September 3, 2014

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0573-W

Based on project plans and information submitted by the applicant regarding 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 13238 of the California Code of Regulations.

Applicant: David Blattel & Cathy Tauber

Agent: John MacNeil

Location: 21056 Entrada Road, Topanga (Los Angeles County) (APN: 4445-019-004)

Description: Lot line adjustment converting three legal lots (Lot 48: 20,800 sq. ft., Lot 49: 12,678 sq. ft. & Lot 50: 12,505 sq. ft.) to two lots (Parcel 1: 21,432 sq. ft. & Parcel 2: 24,551 sq. ft.). No additional development, grading or removal of vegetation are proposed.

Rationale: This is a minor lot line adjustment/lot combination converting three lots to two lots. All three existing lots are legal and were created in 1925 as a portion of Tract No. 8910. One of the lots is currently developed with an existing single family residence and the other two lots are vacant. The lot line adjustment would create two lots, one will continue to be developed with an existing single family residence and the second lot will be vacant. The lot line adjustment would reduce the number of buildable lots, thereby reducing the cumulative impacts of development in the Santa Monica Mountains. The project will not result in any impacts to coastal resources, public access, or visual resources since no grading, physical development or vegetation removal are proposed. 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 on September 11, 2014. If three or more Commissioners object to this waiver, a coastal development permit will be required.

Persons having questions or wishing to object to 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.

Sincerely,

Charles Lester
Executive Director

A handwritten signature in cursive script that reads "Denise Venegas".

By: Denise Venegas
Title: Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**EMERGENCY PERMIT****August 26, 2014****Permit No.:** G-4-14-0026**Applicant:** City of Port Hueneme**Agents:** Russ Boudreau and Kim Garvey, Moffatt & Nichol**Project Location:** Hueneme Beach Park, City of Port Hueneme, Ventura County

Work Proposed: Placement of an additional 200 linear feet of rock revetment, consisting of approximately 700 tons of 3 - 5 ton stone, on the sandy beach located between Stations 13.75 - 15.75, located immediately downcoast of the 1,375 linear foot rock revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-0208, G-4-14-0010, G-4-14-0020, and G-4-14-0022) and located immediately adjacent to an existing public pathway which has been undermined and damaged by wave and tidal action.

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 submitted information that an unexpected occurrence in the form of high surf and shoreline erosion is threatening to undermine and damage a portion of the public pathway, and continued erosion would undermine the adjacent public roadway located at Hueneme Beach Park. 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 90 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 next page.

Sincerely,

Charles Lester
Executive Director

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

for By: John Ainsworth
Title: Senior Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
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 requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within thirty (30) days of the date of this permit, shall be constructed consistent with the plans approved pursuant to Coastal Development Permit 4-13-0971, 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.
4. The work authorized by this permit is temporary, unless permanent retention of the development is authorized through the issuance of Coastal Development Permit 4-13-0971 from the California Coastal Commission which was approved on July 10, 2014. Within 180 days of the date of this permit, the applicant shall satisfy all requirements specified in the conditions of Coastal Development Permit 4-13-0971 that the applicant is required to satisfy prior to issuance of the permit.
5. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
6. 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 the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
7. Construction materials, equipment, or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion.

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. These conditions may include provisions for public access and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

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

Enclosure: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

1000 JTH CENTRAL COAST AREA
100 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



EMERGENCY PERMIT

August 28, 2014

Permit No.: G-4-14-0027

Applicant: City of Port Hueneme

Agents: Jon Moore, Noble Consultants, Inc.

Project Location: Hueneme Pier, Hueneme Beach Park, City of Port Hueneme,
Ventura County

Work Proposed: Replacement of 32 timber piles that have been damaged by wave
and tidal action with 32 new timber piles that are treated with
ammoniacal copper zinc arsenate and wrapped with a protective
coating.

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 submitted information that an unexpected occurrence in the form of shoreline erosion, which has resulted in lowered beach sand elevations, has increased exposure of the piles to wave and tidal action, and that continued wave and tidal action would result in pier failure. 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 90 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 next page.

Sincerely,

Charles Lester
Executive Director

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

for By: John Ainsworth
Title: Senior Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
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 requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within ninety (90) 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.
4. The work authorized by this emergency permit is temporary, unless permanent retention of the development is authorized through the issuance of a regular Coastal Development Permit from the California Coastal Commission. Within sixty (60) days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent. The Executive Director may grant additional time for good cause.
5. In exercising this permit the applicant agrees to indemnify and hold harmless the California Coastal Commission, and its agents and employees from any liabilities or claims for damage to public or private properties or from personal injury that may result to any party from the project authorized herein.
6. 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 the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
7. By acceptance of this emergency permit, the applicant agrees to comply with the following construction-related requirements:
 - A. No construction materials, debris, or waste shall be placed or stored where it may be subject to wave or tidal action, erosion, or dispersion.
 - B. Any and all debris resulting from construction activities shall be removed from the site within twenty-four (24) hours of completion of construction and disposed of at an appropriate location.
 - C. If turbid conditions are generated during construction, a silt curtain shall be utilized to control turbidity.
 - D. Floating booms shall be used to contain debris discharged into coastal waters and any debris discharged shall be removed as soon as possible but no later than the end of each day.
 - E. Divers shall recover non-buoyant debris discharged into coastal waters as soon as possible after loss.

- F. The applicants shall dispose of all construction debris resulting from the proposed project at an appropriate location outside the coastal zone. If the disposal site is located within the coastal zone, a separate coastal development permit shall be required before disposal can take place.
- G. Reasonable and prudent measures shall be taken to prevent any discharge of fuel or oily waste from heavy machinery or construction equipment into coastal waters. The applicants and applicants' contractors shall have adequate equipment available to contain any such spill immediately.
- H. All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day.
- I. The applicants shall use the least damaging method for the construction of pilings and pier structures and any other activity that will disturb benthic sediments. The applicants shall limit, to the greatest extent practicable, the suspension of benthic sediments into the water column.

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. These conditions may include provisions for public access and/or a requirement that the applicant assume all liability for damages incurred from storm waves.

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

Enclosure: 1) Acceptance Form
2) Regular Permit Application Form

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**EMERGENCY PERMIT**

September 2, 2014

Permit No.: G-4-14-0029

Applicant: Los Angeles County Department of Public Works
(Contact: Sarah Scott)

Project Location: Old Topanga Canyon Road bridge over Topanga Creek (nearest cross street is Yule Lane), Santa Monica Mountains, Los Angeles County

Work Proposed: Protection of existing bridge abutments, including: the excavation of approximately 50 cu. yds. of streambed rock and soil material along each abutment (maximum excavations to be six feet wide and four feet deep); temporary stockpiling of streambed material; addition of a reinforced concrete cap footing along each abutment (maximum five feet wide and six feet high, with a maximum of 50 cu. yds of concrete); and re-filling voids with the 50 cu. yds. of stockpiled streambed materials and 20 cu. yds. of imported rock rip-rap. All work is located within the road right-of-way. All work will be completed prior to the rainy season. No vegetation will be removed.

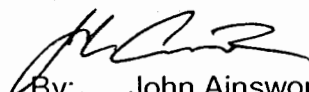
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of extreme stream scour has resulted in the pile foundations of the south bridge abutment being exposed and degraded. Further scour or the passage of heavy vehicles (such as trucks or fire equipment) could cause the bridge to fail which constitutes a risk to public health and safety in the Santa Monica Mountains. 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;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and

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

Very Truly Yours,

Charles Lester
Executive Director


By: John Ainsworth
Title: Deputy Director

CONDITIONS OF APPROVAL

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days.
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 permit must be completed within sixty (60) 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 work authorized by this emergency permit is temporary, unless permanent retention of the development is authorized through the issuance of a regular Coastal Development Permit from the California Coastal Commission or its successor. **Within sixty (60) days of the date of this permit, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent.**
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.

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

Enclosures: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



EMERGENCY PERMIT

August 28, 2014

Permit No.: G-4-14-0028

Applicant: Mark Magidson Trust

Agent: Mark Levinson

Project Location: 30822 Broad Beach, Malibu, Los Angeles County

Work Proposed: Placement of 126 linear ft. of sand bags on the sandy beach seaward of an existing beachfront residence and septic system at Broad Beach. Sand bags shall be stacked no more than 12 ft. in height and 30 ft. in width and shall not extend any further seaward than the toe of the temporary, as-built rock revetment located on the neighboring properties immediately up and downcoast of the subject site.

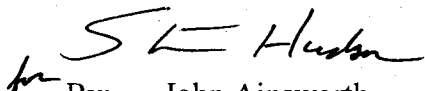
This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of shoreline erosion due to high wave action is endangering the existing septic system on site. 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,

Peter M. Douglas
Executive Director

for 
By: John Ainsworth
Title: Senior Deputy Director

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 provided by this emergency permit is for the placement of temporary sand bags only. Authorization for permanent retention of the sand bags or placement of any form of permanent shoreline protection would require the issuance of a regular Coastal Development Permit from the Commission. Within 180 days of completion of the development, the permittee shall submit a complete application for a regular coastal development permit to have the emergency work be considered permanent unless the sandbags or other form of shoreline protection is authorized on site pursuant to Coastal Development Permit Application 4-12-043. The Executive Director may grant additional time for good cause.
6. All portions of the sand bag shoreline protection work on the subject site installed pursuant to this emergency permit shall be removed within one year (or within such additional time as the Executive Director may grant for good cause) if no coastal development permit is obtained for their permanent retention.
7. 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.
8. 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 placed, stored or otherwise located in the intertidal zone at any time.

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 Barbara Carey at the Commission Area office.

Enclosures: 1) Acceptance Form

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585 - 1800

**DISTRICT DIRECTOR'S REPORT**

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

DATE: September 8, 2014

SUBJECT: Letter of Objection to Immaterial Extension No. 4-09-026

APPLICANT: Ventura Port District and Sondermann Ring Partners

PROJECT ADDRESS: Port District Parcels 15, 16, and 18 (Assessor Parcel Numbers 080-0-240-245 and 080-0-240-125) in the Ventura Harbor, City of San Buenaventura, Ventura County

APPROVED PROJECT DESCRIPTION: Adjust the lot lines of Port District Parcels 15, 16, and 18 and construct an approximately 44,400 sq. ft. new public recreational marina; install new piles, gangways, and utilities for the berthing of 104 boats, ranging from 30 ft. to 80 ft. in length; construct a new 90 ft. public long dock for use by personal watercraft; designate six new public transient boating spaces, one new non-profit boating space, and one new water taxi stop.

IMMATERIALITY DETERMINATION REPORTED TO COMMISSION: August 14, 2014

WRITTEN OBJECTION RECEIVED: August 18, 2014

The Executive Director determined that there were no changed circumstances affecting the proposed development's consistency with the Coastal Act and that determination was reported to the Commission. Notice of this determination was mailed to neighboring property owners within 100 feet. Pursuant to the California Code of Regulations, Title 14, Section 13169(c):

If the executive director received a written objection to his or her determination but concludes that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act or a certified local coastal program, if applicable, the executive director shall report this conclusion to the commission at the same time that the executive director reports the determination to the commission in accordance with subsection (b) above. The executive director shall provide a copy of the letter(s) of objection to the commission with the report. If three commissioners object to the extension on grounds that there are changed circumstances that affect consistency, the executive director shall schedule the extension for hearing(s) in accordance with subsection (d) below. If three commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

In this case, a letter of objection to the immaterial amendment was received within 10 working days of the mailed notice (Exhibit 1).

STAFF ANALYSIS OF WRITTEN OBJECTION

The letter of objection from David Morris, states that he objects to the extension of the subject permit. He gives three reasons (letter attached). The first issue raised is that the area is now subject to drought and the City of Ventura has not banked water for the project and the associated 300 apartments. Staff notes that the land-based portions of the development were included as part of a CDP approved by the City of Ventura. As such, the mixed use development, including residential uses, visitor serving commercial uses, and boating facilities (including restrooms, showers, etc.) are not part of the subject CDP. While it is true that the Ventura area is currently subject to drought conditions, limited water service would be provided to the approved development which is a priority boating use. This does not constitute a changed circumstance that would affect the marina's consistency with the Coastal Act.

The second issue raised in the letter of objection is that there is not adequate parking in the harbor such that the Ventura County Port District has begun requiring tandem parking and that the number of vehicles has increased greatly since approval of the subject project. The associated mixed use (residential, commercial, and boating support) project approved in a CDP by the City of Ventura for all land-based development included the provision of off-street parking for the new marina slips consistent with all requirements of the certified City of Ventura Local Coastal Program. As such, adequate parking will be available for the new marina approved in the subject permit. The construction of this marina will neither affect nor be affected by the amount of parking available in the other areas of the harbor. Therefore, this objection does not constitute a changed circumstance that would affect the approved development's consistency with the Coastal Act.

The third issue identified is that adding the additional 104 slips approved in the subject CDP will: "further impede sailing traffic in the main channel" and there are "ample empty slips in the harbor". The approved marina is located in an existing water area that is designated for boating use by the Ventura Harbor District. The number, length, and location of slips in Ventura Harbor was adequately analyzed by the Harbor District. Additionally, the Commission found that the marina, along with the proposed personal watercraft long dock, and water taxi stop will enhance public boating opportunities in the harbor. The letter of objection does not provide evidence regarding any change in the amount of boating traffic that has occurred since the CDP was approved in 2012. Therefore, this objection does not constitute a changed circumstance that would affect the approved development's consistency with the Coastal Act.

CONCLUSION

For the reasons stated above, the Executive Director has determined that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act. Therefore, the Executive Director is reporting the time extension to the Commission in conformity with California Code of Regulations, Title 14, Section 13169(c). If three commissioners object to the Executive Director's determination on the time extension, it will be scheduled as a material time extension at a subsequent meeting. Otherwise, the immaterial extension will become effective.

✓

Received
AUG 18 2014
Office of the
County Administrator

August 18, 2014

TO: California Coastal Commission
89 S. California St. #200
Ventura, CA 93001
(805) 585-1800

FROM: David Morris
PO Box 39
Carpinteria, CA 93014
(805) 684-5602

RE: One year extension of 4-09-026

As a boat owner and part time resident of Ventura Harbor I share concerns and have objections to the projects.

WATER: Since the last reviews we are experiencing one of the worst droughts in history. Lake Casitas which is a major water source for Ventura will shortly be required to institute water rationing. The City of Ventura has not banked water for previously approved yet undeveloped projects. Sondermann Ring Partners 300 apartments for the harbor and the many other projects approved but not tapped into our nonexistent extra supply.

PARKING: Space has become so limited that the Ventura County Port District has begun requiring double parking (one vehicle behind another) in order to have sufficient space for all the vehicles which have greatly increased since the studies.

SLIPS: Adding an additional 104 boat slips will further impede sailing traffic in the main channel. Youth racing and sailing activities currently have limited space. More space is needed. Additionally, there are ample empty slips in the harbor.

Sincerely,


David Morris

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800

**DISTRICT DIRECTOR'S REPORT**

TO: Commissioners and Interested Parties

FROM: South Central Coast District Staff

DATE: September 8, 2014

SUBJECT: Letter of Objection to Coastal Development Permit (CDP) Time Extension Request No. 4-11-051-E1 (Schneider)

APPLICANT: Thomas & Alexis Schneider

PROJECT ADDRESS: 1840 Kerry Lane, Topanga (Los Angeles County)

APPROVED PROJECT DESCRIPTION: 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).

CDP TIME EXTENTION DETERMINATION REPORTED TO COMMISSION: June 11, 2014

WRITTEN OBJECTION RECEIVED: June 6, 2014

The Executive Director determined that there were no changed circumstances affecting the proposed development's consistency with the Coastal Act and that determination was reported to the Commission. Notice of this determination was mailed to neighboring property owners within 100 feet. Pursuant to the California Code of Regulations, Title 14, Section 13169(c):

If the executive director received a written objection to his or her determination but concludes that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act or a certified local coastal program, if applicable, the executive director shall report this conclusion to the commission at the same time that the executive director reports the determination to the commission in accordance with subsection (b) above. The executive director shall provide a copy of the letter(s) of objection to the commission with the report. If three commissioners object to the extension on grounds that there are changed circumstances that affect consistency, the executive director shall schedule the extension for hearing(s) in accordance with subsection (d) below. If three commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

In this case, a letter of objection to the coastal development permit time extension was received within 10 working days of the mailed notice and has been included as an attachment (Attachment 1).

STAFF ANALYSIS OF WRITTEN OBJECTION

The letter from Art Haendiges, received on June 6, 2014, states that he objects to the extension of the subject permit, which includes the construction of a single family residence, associated grading, and roadway improvements to Kerry Lane. Specifically, the letter of objection states that: "The project blocks and prohibits the public access to the California State Park"; and that: Lockview Lane, a 40 foot wide dedicated Los Angeles County Road, runs a quarter mile off of Kerry Lane to the south adjacent to this project and dead ends at the State Park. This is one of the only places where the public can walk and enter the park on flat ground on this side of Topanga Canyon Blvd and it should be preserved at all costs." Finally, the letter states that: "The project drastically affects the stabilization of the land with massive soil removal and digging."

The subject approved coastal development permit did not approve any development on Lockview Lane and in fact, the subject permit required a special condition (Open Space Restriction) that limited the type of development allowed within the applicant's portion of Lockview Lane to the following: approved fuel modification and drainage control activities; planting of native vegetation and other restoration activities; construction and maintenance of public hiking trails, and septic systems. Therefore, the subject permit preserved the use of Lockview Lane, in perpetuity, for the possible construction of public hiking trails or restoration activities and therefore the subject permit did not block or prohibit any such public access from Lockview Lane. Additionally, concerns were previously raised by neighboring property owners with regards to the associated grading for the proposed residence and road improvements, and these issues were considered by the Commission in approving the subject permit. Further, staff notes that no assertions were made with regards to any changed circumstances that would affect the project's consistency with the Coastal Act.

CONCLUSION

For the reasons stated above, the Executive Director has determined that the objection does not identify changed circumstances that may affect the consistency of the development with the Coastal Act. Therefore, the Executive Director is reporting the time extension to the Commission in conformity with California Code of Regulations, Title 14, Section 13169(c). If three commissioners object to the Executive Director's determination, the time extension request will be scheduled for hearing at a subsequent meeting. Otherwise, the immaterial extension will become effective.

Art Haendiges
P.O. Box 142
Topanga, CA 90290

JUN 06 2014

California Coastal Commission
South Central Coast District Office
89 South California Street, suit 200
Ventura, California 93001-2801
(805) 585-1800

6-4-14

RE: Request for Extension of Coastal Permit Number 4-11-051

Dear Honorable Commission,

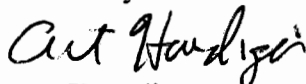
I formally and respectfully object to the extension of permit number 4-11-051 and ask the commission to grant an extension of the review period of this permit for further review and discussion for the following reasons.

1. The project blocks and prohibits the public access to the California State Park. There are very few accesses to the state park on the West side of Topanga Canyon Blvd. Lockview Lane, a 40 foot wide dedicated Los Angeles County Road, runs a quarter mile off of Kerry Lane to the South adjacent to this project and dead ends at the State Park. A beautiful water fall and water pond at the entrance to the park is accented with the relativity flat ground at this entrance. This is one of the only places where the public can walk and enter the park on flat ground on this side of Topanga Canyon Blvd and it should be preserved at all costs.

2..The project drastically affects the stabilization of the land with massive soil removal and diggings and I believe an extensive erosion control study should be conducted and completed before granting an extension of this permit to the new owners.

I fully believe that project deserves further review and consideration by the Commission and would want to be included in the input of this decision.

Sincerely


Art Haendiges