

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST AREA

SOUTH CALIFORNIA ST., SUITE 200

VENTURA, CA 93001

(805) 641 - 0142



Filed: 7/21/99
49th Day: 9/08/99
180th Day: 1/17/00
Staff: MH-V *for*
Staff Report: 7/21/99
Hearing Date: Aug. 13, 1999
Commission Action:

STAFF REPORT: CONSENT CALENDAR**APPLICATION NO.:** 4-99-096**APPLICANT:** Donald & Debra Adams **AGENT:** Sanchez & Associates**PROJECT LOCATION:** 2941 Surfrider Ave., City and County of Ventura

PROJECT DESCRIPTION: Renovate and extend by approximately 5 ft. 4 in. an existing 45 ft. wide x 2 ft. deep deck cantilevered above grade over the Ventura Keys waterway, including the demolition and removal of the existing concrete deck. Lot contains existing single family residence and is bordered on both sides by decks of the size proposed. No grading and no changes to existing support structures embedded in the rip-rap revetment at the foot of the lot. No placement of new structures within the waters of the Ventura Keys is proposed.

LOCAL APPROVALS RECEIVED: Not applicable.**SUBSTANTIVE FILE DOCUMENTS:** City of Ventura Local Coastal Program; Coastal Development Permit 4-95-135 (Ventura Yacht Club).**SUMMARY OF STAFF RECOMMENDATION**

The Ventura Keys are densely developed with existing single family residences with frontage along the waterways of the Ventura Keys, located north of and inland of the entrance to Ventura Harbor. The subject site contains an existing residence and a narrow deck facing the waterway above grade at the rear of the parcel. The applicant proposes to renovate and extend the cantilevered deck to the same extent as the decks on each side of the subject parcel. The extended deck will be similarly cantilevered above grade over the existing rip-rap revetment and edge of the waterway.

Staff recommends approval of the proposed project with a special condition regarding installation requirements/debris removal.

STAFF RECOMMENDATION:

The staff recommends that the Commission adopt the following resolution:

I. Approval with Conditions.

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse effects on the environment within the meaning of the California Environmental Quality Act.

II. Standard Conditions.

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Compliance.** All development must occur in strict compliance with the proposal as set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. **Inspections.** The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

7. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. Special Conditions.

1. Installation Requirements and Debris Removal

PRIOR TO THE ISSUANCE OF COASTAL DEVELOPMENT PERMIT No. 4-99-096 the applicant shall submit for the review and approval of the Executive Director a construction, installation, and debris removal plan that includes, but is not limited to, provisions to ensure that foreign materials, such as construction materials, scrap, wood preservatives, paint, or other chemicals, or debris created by demolition and removal of portions of existing deck structure, shall be prevented from entering the waterway of the Ventura Keys. The following provisions shall be specifically included in the subject plan: a) a floating containment boom shall be placed around all active portions of the construction site where any material could enter the water; b) for any work on or beneath the fixed deck over the waterway area, heavy duty mesh containment netting shall be maintained below all work areas where construction discards or other material could fall into the water; c) the floating boom and net shall be cleared daily or as often as necessary to prevent accumulation of debris, and shall be placed in such a way as not to block boating traffic within the waterway; d) where additional wood preservatives must be applied to wood surfaces, the materials shall wherever feasible be treated at an onshore location to preclude the possibility of spills into the waters; and e) wood preservatives or other chemicals that may come into contact with the waterway shall not be used unless such preservatives or other treatments are approved for marine use by the California Department of Fish and Game.

The plan shall contain provisions to ensure that the protective measures called for within the plan do not interfere with public access in the keys, including boating traffic.

IV. Findings and Declarations.

The Commission hereby finds and declares:

A. Project Description and Background

The proposed development is located in the Ventura Keys, which take seaward access from the mouth of the Ventura Harbor and are lined with residential development and recreational boating access amenities, such as docks. The applicant proposes to renovate an existing deck and to extend the deck in keeping with the deck "stringlines" on each side of the parcel and typical of the keys. The completed deck will be approximately 45 ft. wide by 7 ft. 4 in. deep (an extension of approximately 5 ft. beyond the existing deck footprint). The existing concrete deck apron will be removed. The

decks of the subject and neighboring parcels are cantilevered over the waterway and supported by foundations embedded in the existing rip-rap revetments bordering the keys. No changes to the support structures within the revetment are proposed. No grading or fill of the waterway is proposed. (See Exhibits 1 - 4).

The applicant states that all construction and debris removal activities associated with the proposed project will be staged from land and that no interference with boating activities within the waterways of the Ventura Keys will be caused by the proposed project. Therefore, the proposed project poses no significant, adverse effects upon coastal access or recreation. Although no construction within the waterway itself is proposed, Special Condition 1 requires that the applicant implement protective practices to prevent construction materials, debris, or chemical treatments that are not approved by the Department of Fish and Game from entering the waters of the keys. In addition, the infill development of the proposed deck will not affect public coastal views.

B. Marine Resource

Coastal Act Section 30230 states that:

Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Coastal Act Section 30231 states that:

The biological productivity and quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

The applicant proposes to refurbish and extend by approximately 5 feet and existing 45 ft. wide by 2 ft. deep deck cantilevered over the existing rip rap revetment lining the adjacent waterway of the Ventura Keys. No construction is proposed within the marine waters.

The Ventura Keys connect with the waters of Ventura Harbor and the marine environment of the Pacific Ocean. Thus, discharge of construction materials or debris into the waterways of the keys, whether deliberate or accidental, would constitute marine pollution that could adversely affect the quality of the waters supporting marine life in the vicinity of the Ventura Keys.

Because the subject deck is cantilevered over the waters of the keys, the Commission finds it necessary to impose Special Condition 1 as set forth above. The special condition requires the applicant to implement preventative containment measures to ensure that the construction activities, including demolition and removal of the existing concrete portion of the deck, do not result in the discharge of associated materials into the marine environment, and that if an inadvertent discharge occurs, the materials will be contained and easily removed.

The Commission finds that as conditioned by Special Condition 1 to protect the habitat or the marine environment and to ensure that the proposed project does not adversely affect the quality of marine waters, the proposed project is consistent with the requirements of Coastal Act Sections 30230 and 30231.

C. Local Coastal Program

The Commission certified the City of San Buenaventura Local Coastal Program (LCP) for the Ventura Harbor in 1981, whereupon the City assumed permit issuing authority. The Harbor LCP was incorporated into the balance of the City's LCP in 1990. The City's LCP contains policies and standards for siting and design of new development and protection of marine habitats. The application before the Commission is for development within the Commission's retained jurisdictional area, and therefore the standard of review applied by the Commission in considering the proposed project is the Coastal Act. The Commission notes that its review of the proposed project discloses no conflicts with any of the policies of the City's certified LCP, including those policies regarding marine habitat, shoreline access, and recreation.

D. CEQA

Section 13096(a) of the Commission's administrative regulations requires Commission approval of Coastal Development Permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.



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4-99-096

NOTE: ADJACENT PARCELS SHOWN ON THIS MAP DO NOT NECESSARILY CONSTITUTE LOCAL LOT OR TRACT WITH EXACT SURVEY DATA OR WITH EXACT BOUNDARIES.

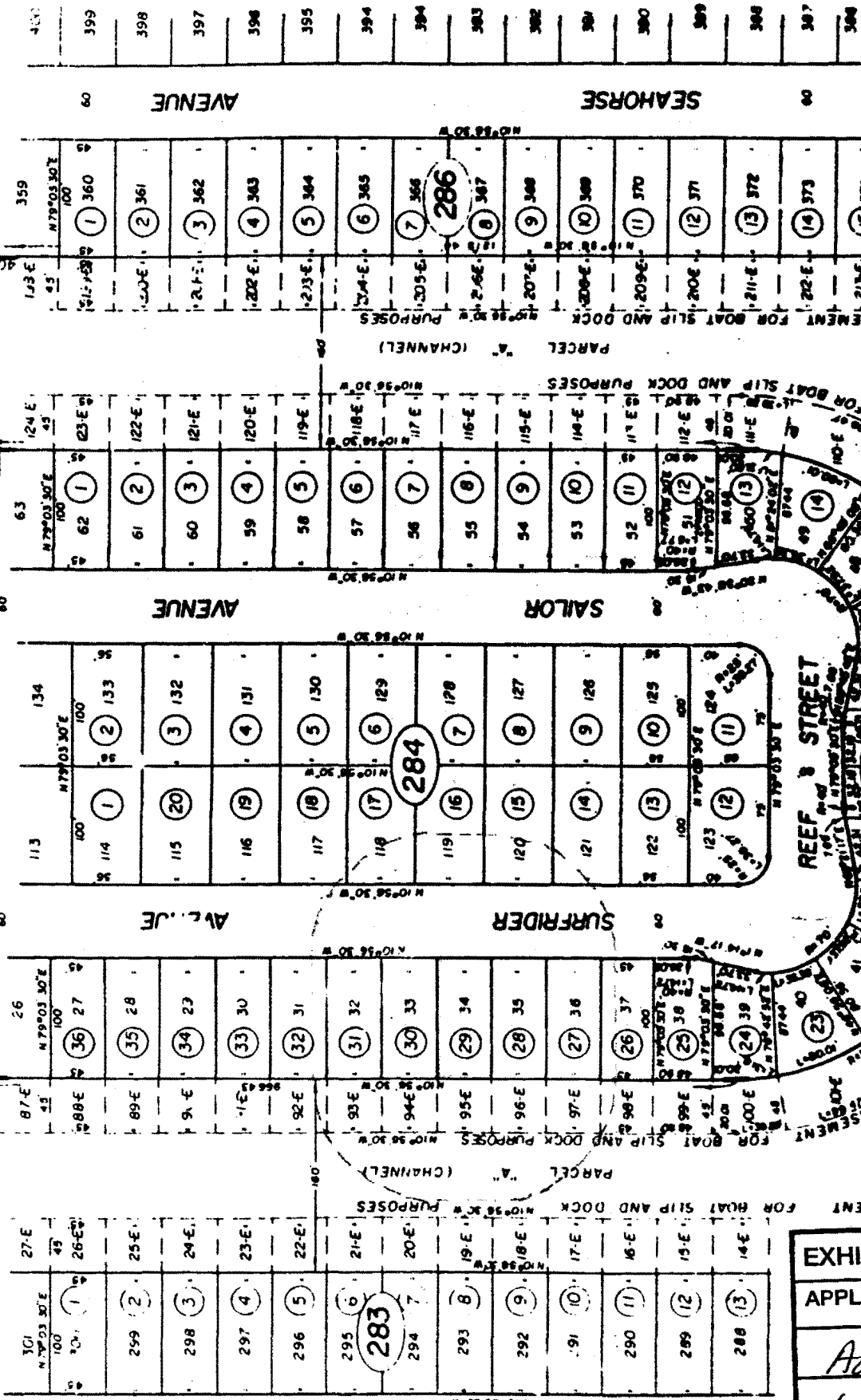
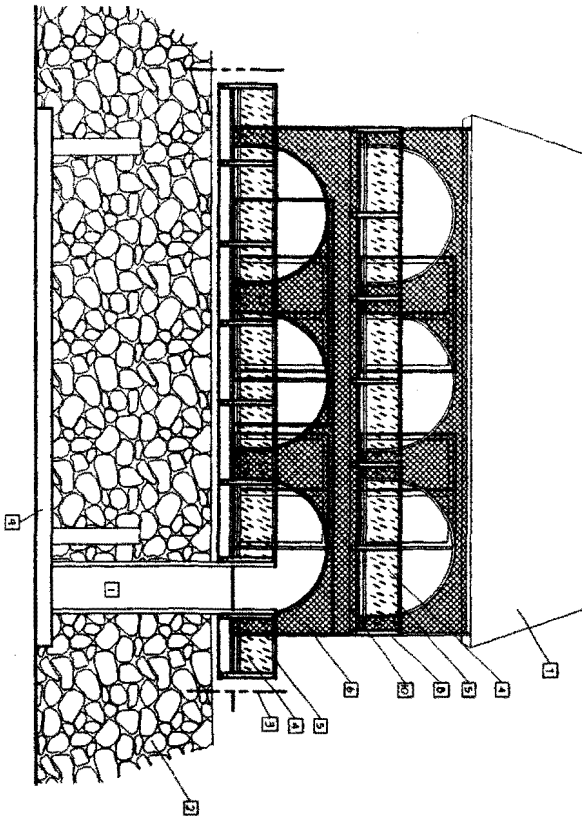
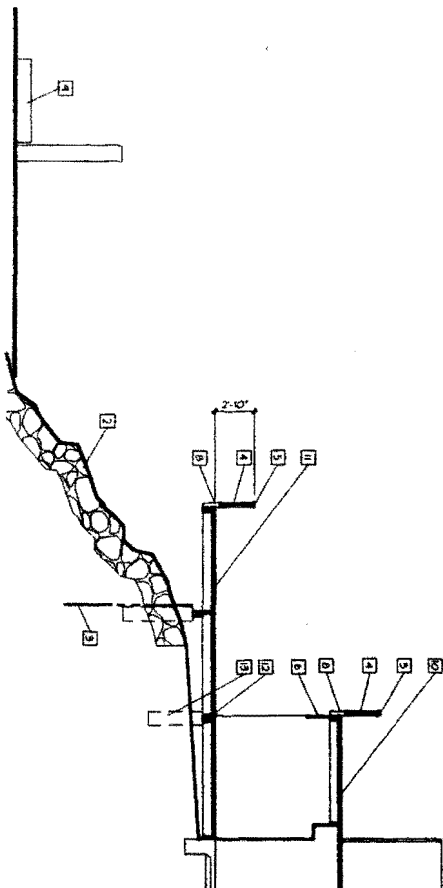


EXHIBIT NO. 2
APPLICATION NO.
Adams
4-99066



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

LEGEND :

- 1 EXISTING DECK RAILING
- 2 EXISTING RPP RAIL
- 3 PROJECT LINE BROWERY
- 4 GALATEA PANEL RAILING
- 5 2X SWAILED TOP RAIL
- 6 EXISTING SWAILED LATTICE
- 7 EXISTING RESERVOIR
- 8 4X 4 POST RAIL SUPPORTS
- 9 EXISTING BOAT DOCK
- 10 EXISTING SECOND FLOOR DECK
- 11 2X 6 DECKING OF 2X 6 OF 11 JOISTS @ 16" O.C.
- 12 4X 6 OF 11 BRIDGE BEAM
- 13 12" x 8" X 36" DWR HIN SCANTINE ISOLATED FHS

MATERIAL LEGEND :

- A 2X 6 S&S RESINWOOD STAINED DECKING
- B 2X 6 S&S RESINWOOD STAINED DECKING
- C 2X 6 S&S RESINWOOD STAINED DECKING
- D 2X 6 S&S RESINWOOD STAINED DECKING
- E 2X 6 S&S RESINWOOD STAINED DECKING
- F 2X 6 S&S RESINWOOD STAINED DECKING
- G 2X 6 S&S RESINWOOD STAINED DECKING
- H 2X 6 S&S RESINWOOD STAINED DECKING
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- W 2X 6 S&S RESINWOOD STAINED DECKING
- X 2X 6 S&S RESINWOOD STAINED DECKING
- Y 2X 6 S&S RESINWOOD STAINED DECKING
- Z 2X 6 S&S RESINWOOD STAINED DECKING

EXHIBIT NO. 3
APPLICATION NO.

Adams
4-99-096

ELEVATIONS

A RESIDENTIAL PROJECT
DECK RENOVATION
Mr. and Mrs. ADAMS
2941 SURFRIDER AVENUE VENTURA CA 93001

A2.0

DATE 07/24/95
DRAWN JES
JOB NO. 9902

EXHIBIT NO. 4

APPLICATION NO.

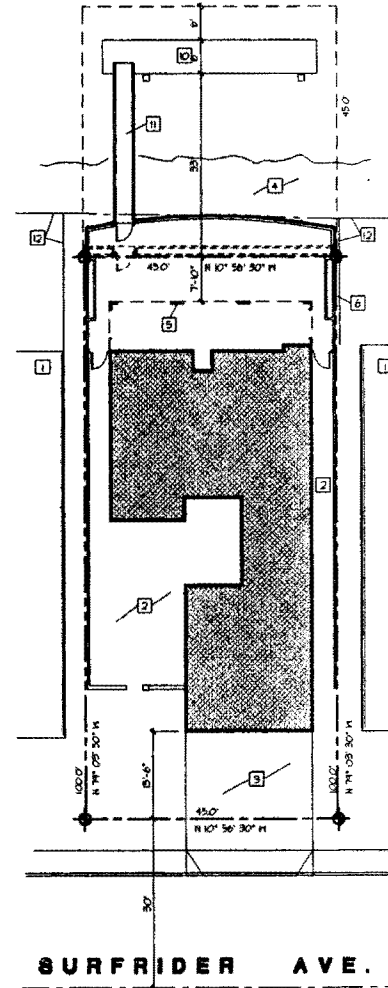
Adams
4-99-096

KEY NOTES :

EXPANSION INDEX 41 - 130

- 1 EXISTING BUILDING
- 2 EXISTING LANDSCAPE AREA
- 3 EXISTING CONCRETE DRIVEWAY
- 4 EXISTING RIP RAP AREA
- 5 EXISTING POST SUPPORTING DECK ABOVE
- 6 EXISTING MASONRY PLANTER
- 7 WATER METER LOCATION
- 8 GAS METER LOCATION
- 9 ELECTRICAL METER LOCATION
- 10 EXISTING BOAT DOCK AND CONCRETE PIERS
- 11 EXISTING LANDING ACCESS RAMP
- 12 EXISTING ADJACENT CANTILEVER DECKS
- 13 LINE OF CHANNEL EASEMENT FOR BOAT AND DOCK PURPOSES
- 14 LINE OF ADJACENT DECK EXTENSION POINTS
- 15 EXISTING CONCRETE DECK REMOVED

CHANNEL



SURFRIDER AVE.

GENERAL NOTES :

- A. GRADING PLAN UNDER SEPARATE PERMIT.
- B. DOWNSPOUTS AND AREA DRAINS TO BE ROUTED TO NON-EROSIVE AREAS OR APPROVED WATER COURSE.
- C. EXTERIOR DRIVEWAYS AND WALKS : 4" MIN. 14" 6" X 6" / 40 X 40 RUM. OR #3 BARS @ 24" O.C. IN EACH DIRECTION. ALL SLABS SHALL HAVE CONSTRUCTION JOINTS AT INTERVALS OF 10 TO 15 FEET.
- D. SOILS PREPARATION IS TO CONFORM TO SOILS REPORT REQUIREMENTS.

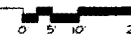
PARTIAL SITE PLAN

SCALE: 1/4" = 1'-0"



SITE PLAN

SCALE: 1" = 10'-0"



SITE PLAN

A RESIDENTIAL PROJECT
DECK RENOVATION
Mr. and Mrs. ADAMS
2841 SUMMIT AVENUE VENTURA, CA 93001

DATE 03/24/99
DRAWN MFS
JOB NO 9903

A1.0

SHEET NO. OF