

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
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 07, 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 July 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>
4-14-0750-W Attn: Cindy Short	Installation of 31 photovoltaic modules in 3 arrays on the roof of an existing single family residence that was previously approved pursuant to Coastal Development Permit 4-88-595.	26311 Fairside Road, Malibu, CA 90265 06037-4457008040

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>4-04-094-E8 Attn: Khosrow Mohajerani</p>	<p>TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.</p>	<p>33153 - Mulholland Highway, Topanga 06037-4471031003</p>

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>4-06-167-E5 Attn: Barry Kinyon</p>	<p>Construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).</p>	<p>24775 - Saddle Peak Road, Malibu 06037-4453025028</p>
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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>
<p>G-4-14-0020 City of Port Hueneme, Attn: Greg Brown</p>	<p>Placement of an additional 100 linear feet of rock revetment, consisting of approximately 1,300 tons of 3 - 5 ton stone, on the sandy beach located between Stations 11.0 - 12.0 located immediately downcoast of the 1,100 linear foot rock, revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-0208. and G-14-0010) and located immediately seaward of an existing public pathway which has been undermined and damaged by wave and tidal action.</p>	<p>Hueneme Beach Park, City of Port Hueneme, Ventura County</p>
<p>G-4-14-0022 City of Port Hueneme, Attn: Greg Brown</p>	<p>Placement of an additional 175 linear feet of rock revetment, consisting of approximately 2,275 tons of 3 - 5 tons stone, on the sandy beach located between Stations 12.0 - 13.75, located immediately downcoast of the 1,200 linear foot rock revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-0208, G-4-14-0010, and G-4-14-0020) and located immediately seaward of an existing public pathway which has been undermined and damaged by wave and tidal action.</p>	<p>Hueneme Beach Park, City of Port Hueneme, Ventura County</p>

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**NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER**

DATE: June 28, 2013
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0750-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: Cindy Short
Agent: Dustin Albanese
Location: 26311 Fairside Road, Santa Monica Mountains, Los Angeles County (APN 4457-008-040)
Description: Installation of 31 photovoltaic modules in 3 arrays on the roof of an existing single family residence that was previously approved pursuant to Coastal Development Permit 4-88-595.
Rationale: The proposed project is relatively minor in nature. The proposed solar array will be placed on the roof of an existing single family residence and will not result in any adverse impacts to environmentally sensitive habitat or to public views. Moreover, the proposed project will not result in any significant 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 until reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on July 10, 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

A handwritten signature in black ink, appearing to read "Barbara Carey".

By: Barbara Carey
Title: Supervising Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 27, 2014

Notice is hereby given that Khosrow Mohajerani has applied for a one year extension of 4-04-094 granted by the California Coastal Commission on May 11, 2007

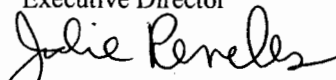
for: construction of a two story, 29 foot high, 5,623 sq. ft. single family residence, 1,249 sq. ft. three car attached garage, 784 sq. ft. three car detached garage with 210 sq. ft. studio, 806 sq. ft. detached recreation room, swimming pool, septic system, driveway, fencing, solar panel system, and a minor changes to the grading plan approved under Coastal Development Permit (CDP) No. 4-93-206, including deletion of an approved approximately 100 foot long concrete drainage swale, addition of an approximately 20 foot long, 0.5 to 3.4 foot high retaining wall, an approximately 630 cu. Yd. Reduction in estimated grading (650 cu. Yd. Reduction in cut, 20 cu. Yds. increase in fill) due to revised pad contouring and greater plan accuracy. The project also includes removal of an existing approximately 175 ft. long unpermitted metal down drain, revegetation of the underlying swale, and installation of a rip-rap energy dissipater at the outlet of the down drain. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously approved). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.

at: 33153 Mulholland Highway, (Los Angeles County)

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,
CHARLES LESTER
Executive Director


Julie Reveles
Staff Services Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 27, 2014

Notice is hereby given that Barry Kinyon has applied for a one year extension of 4-06-167 granted by the California Coastal Commission on June 11, 2008

for: Construction of a 2 story, 35 ft. high, 4,832 sq. ft. single family residence with an attached 2 car garage, driveway, septic system, pool and spa, retaining walls, and 1,891 cu. yds. grading (946 cu. yds. cut and 463 cu. yds. fill, and 482 cu. yds. export).

at: 24775 Saddle Peak Road, Malibu (Los Angeles County)

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,
CHARLES LESTER
Executive Director

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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EMERGENCY PERMIT

June 13, 2014

Permit No.: G-4-14-0020

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 100 linear feet of rock revetment, consisting of approximately 1,300 tons of 3 - 5 ton stone, on the sandy beach located between Stations 11.0 - 12.0, located immediately downcoast of the 1,100 linear foot rock revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-0208, and G-4-14-0010) and located immediately seaward of 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 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".

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 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, or amend their current pending application (CDP 4-13-0971) 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. 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

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**EMERGENCY PERMIT****July 3, 2014**

Permit No.: G-4-14-0022

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 175 linear feet of rock revetment, consisting of approximately 2,275 tons of 3 - 5 ton stone, on the sandy beach located between Stations 12.0 - 13.75, located immediately downcoast of the 1,200 linear foot rock revetment (placed pursuant to Emergency Permits No. G-4-13-0206, G-4-13-0208, G-4-14-0010, and G-4-14-0020) and located immediately seaward of an existing public pathway which has been undermined and damaged by wave and tidal action.


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- (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


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.
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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, or amend their current pending application (CDP 4-13-0971) 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. 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