

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

W31

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 05, 2015

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 January 2015 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>
4-14-1833-W Love Lambs II, LLC	Remodel and exterior renovations of an existing single family residence, involving the remodel of interior spaces and minor additions, conversion of an attached guest unit to an exercise room, conversion of a one-car garage to an expanded living area, minor reconfiguration of existing courtyard hardscaping, landscaping, and loggia columns and arches, and replacement of existing courtyard entry gate, fabric awnings, and exterior light fixtures.	869 Sand Point Road, Carpinteria

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>
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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-14-0155-W

California Department of
Parks and Recreation

Installation of 50 amp electrical hookups at 51 existing campsites at Leo Carrillo State Park, including the following: Cutting, digging, and trenching to a maximum depth of 46" at the upper loop asphalt road from site #104 up to site #139 (feeding 18 sites) and from site #105 to site #137 (feeding 18 sites). Laterals will be dug across the campground from site #4 to site #29 (feeding 15 sites). Installation, including minimal grading of underground transformer vaults, sub-panels, and hi power utility lines. Pedestals with 50 amp receptacles will be located at each campsite location. Extension of parking spur pavement at four ADA-compliance campsites by 6'7". The project includes measures to minimize construction impacts to coastal resources. the trenching will occur adjacent to existing pavement within the campground spurs and campground road. No native trees or vegetation will be removed and where shrubs or trees are overhanging the trenching area the branches will be tied back in a manner that protects them from damage. A qualified arborist or ecologist will be onsite during trenching activities to ensure that trees and shrubs will not be impacted. If construction activities are conducted between February 1 and August 14, then a nesting raptor survey will be established until the young are no longer dependent upon the nest as determined by a qualified ecologist. If an active songbird nest is found, then a protective buffer of 100 feet will be established. In addition, if monarch butterflies are observed, vegetation will not be trimmed until after their departure from that area. Construction will be completed in phases in non-peak visitor use periods. Further, archaeological and Native American monitoring is proposed to ensure that any resources discovered during ground-disturbing work are avoided and protected.

Leo Carrillo State Park, inland of Pacific Coast Highway and east of Mulholland Highway, Santa Monica Mountains

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
4-08-040-E2 Attn: Paul & Sara Grisanti	TIME EXTENSION FOR A PREVIOUSLY APPROVED construction of a new 1,200 sq. ft. single-family residence, 647 sq. ft. attached garage, decks, retaining walls, swimming pool, septic system, and 200 cu. yds. of grading	2828 - Mc Alpine Drive

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SOUTH CENTRAL COAST AREA
89 SOUTH CALIFORNIA ST., SUITE 200
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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER

Date: December 19, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1833-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: Love Lambs II, LLC

Agent: Eduardo DeVicente, DMHA Architecture & Interior Design

Location: 869 Sand Point Road, Carpinteria, Santa Barbara County
[APN: 005-600-017]

Description: Remodel and exterior renovations of an existing single family residence, involving the remodel of interior spaces and minor additions, conversion of an attached guest unit to an exercise room, conversion of a one-car garage to an expanded living area, minor reconfiguration of existing courtyard hardscaping, landscaping, and loggia columns and arches, and replacement of existing courtyard entry gate, fabric awnings, and exterior light fixtures.

Rationale: The proposed development consists of relatively minor improvements to an existing residence. All work is contained within the existing development footprint of the site. The project will not involve any development on the beach or require any changes to the shoreline protective device. 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. The project site and residence is partly located within the Commission's retained permit jurisdiction and partly located within the County's permit jurisdiction (Boundary Determination No. 08-2014). This waiver authorizes the portion of the proposed project located within the Commission's retained permit jurisdiction. For the portion of the project that is located within the County's permit jurisdiction, the applicant shall obtain a coastal development permit from the County.

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 January 7-9, 2015. 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

A handwritten signature in black ink, appearing to read 'D. Christensen'.

By: Deanna Christensen, Coastal Program Analyst

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89 SOUTH CALIFORNIA ST., SUITE 200
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**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER DE-MINIMIS**

Date: December 18, 2014
To: All Interested Parties
Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-0155-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: California Department of Parks and Recreation

Location: Leo Carrillo State Park, inland of Pacific Coast Highway and east of Mulholland Highway, Santa Monica Mountains, Los Angeles County (APN 4473-001-900)

Description: Installation of 50 amp electrical hookups at 51 existing campsites at Leo Carrillo State Park, including the following:

- Cutting, digging, and trenching to a maximum depth of 46" at the upper loop asphalt road from site #104 up to site #139 (feeding 18 sites) and from site #105 to site #137 (feeding 18 sites). Laterals will be dug across the campground from site #4 to site #29 (feeding 15 sites).
- Installation, including minimal grading of underground transformer vaults, sub-panels, and hi power utility lines. Pedestals with 50 amp receptacles will be located at each campsite location.
- Extension of parking spur pavement at four ADA-compliance campsites by 6'7".

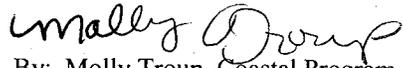
The project includes measures to minimize construction impacts to coastal resources. The trenching will occur adjacent to existing pavement within the campground spurs and campground road. No native trees or vegetation will be removed and where shrubs or trees are overhanging the trenching area the branches will be tied back in a manner that protects them from damage. A qualified arborist or ecologist will be onsite during trenching activities to ensure that trees and shrubs will not be impacted. If construction activities are conducted between February 1 and August 14, then a nesting raptor survey will be completed prior to construction commencement. If an active nest is found then a 500 foot no disturbance buffer will be established until the young are no longer dependent upon the nest as determined by a qualified ecologist. If an active songbird nest is found, then a protective buffer of 100 feet will be established. In addition, if monarch butterflies are observed, vegetation will not be trimmed until after their departure from that area. Construction will be completed in phases in non-peak visitor use periods. Further, archaeological and Native American monitoring is proposed to ensure that any resources discovered during ground-disturbing work are avoided and protected.

Rationale: Electrical hookups will eliminate the need for visitors in motorhomes and trailers to use generators to power their electrical devices. This amenity will enhance the camping experience at Leo Carrillo State Park by eliminating or reducing generator noise throughout the campground. The proposed improvements will not result in a change in number of campsites or parking spaces, or change in park capacity. There are oak trees and other native vegetation within the project site, but this habitat is designated H3 (non-ESHA) by the Santa Monica Mountains LCP. The project has been designed to avoid adverse impacts to coastal resources by utilizing the existing development footprint of park facilities and by including measures to further protect native trees and plants, nesting birds and archaeological resources, if present. The phasing of construction conducted outside of peak visitor use times will avoid impacts to public access. Therefore, the proposed project is consistent with all applicable policies of the Santa Monica Mountains Local Coastal Program.

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 January 7-9, 2015. If four 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

A handwritten signature in cursive script that reads "Molly Troup".

By: Molly Troup, Coastal Program Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 30, 2014

Notice is hereby given that Paul Grisanti & Sara Grisanti has applied for a one year extension of 4-08-040 granted by the California Coastal Commission on

for: Construction of a new 1,200 sq. ft. single-family residence, 647 sq. ft. attached garage, decks, retaining walls, swimming pool, septic system, and 200 cu. yds. of grading

at: 2828 MC ALPINE DR, (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