

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



Th16

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 09, 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 June 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 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> |
|-------------------------------------|---|----------------------------------|
| 4-14-1641-W City of Port Hueneme | Permanent authorization of 32 new timber pier piles, treated with ammoniacal copper zinc arsenate and wrapped with a protective coating, installed pursuant to Emergency Permit G-4-14-0027 to replace 32 timber pier piles damaged by wave and tidal action. The project also includes construction best management practices to ensure water quality is not degraded. | Hueneme Pier, Hueneme Beach Park |

REPORT OF IMMATERIAL AMENDMENTS

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

| <i>Applicant</i> | <i>Project Description</i> | <i>Project Location</i> |
|----------------------------------|---|--|
| 5-84-754-A3 Lisette Ackenberg | Demolition of an existing tennis court and tennis court lights with approximately 36 cu. yds. of associated grading (18 cu. yds. of cut, 18 cu. yds. of fill). Installation of a 184 sq. ft. pergola, landscaping, staircase and decomposed granite pathways. | 22466 Pacific Coast Highway 06037-44520020011, 06037-4452002013 |

REPORT OF EXTENSION - IMMATERIAL

| <i>Applicant</i> | <i>Project Description</i> | <i>Project Location</i> |
|-----------------------------------|---|--|
| 4-04-094-E9 Khosrow Mohajerani | <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> | 33153 Mulholland Highway 06037-4471031003 |

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

4-06-094-E7

Richard Barrett

TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a three story, 32 foot high, 4,886 sq. ft. single family residence with attached 504 sq. ft. garage, pool, septic system, water well, retaining walls, driveway, turnaround, vineyards, and approximately 1,740 cu. yds. of grading (1,630 cu. yds cut and 110 cu. yds. fill. The applicant also proposed to abandon an unpermitted trail leading from the residence to the west side of the property.

33800 Mulholland Highway
06037-4472006038

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-MINIMUS

DATE: May 29, 2015

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-14-1641-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: City of Port Hueneme

Agent: John T. Moore, Noble Consultants, Inc.

Location: Hueneme Pier, Hueneme Beach Park, Port Hueneme, Ventura County

Description: Permanent authorization of 32 new timber pier piles, treated with ammoniacal copper zinc arsenate and wrapped with a protective coating, installed pursuant to Emergency Permit G-4-14-0027 to replace 32 timber pier piles damaged by wave and tidal action. The project also includes construction best management practices to ensure water quality is not degraded.

Rationale: The proposed project is relatively minor in nature and the applicant has proposed best management practices to prevent impacts to open waters. Additionally, the new pile replacement will not expand existing development past its existing configuration and specifications. Therefore, there are no individual or cumulative adverse impacts on coastal resources associated with this project and the project is consistent with all applicable Chapter 3 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 June 11, 2015 in Newport Beach. 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 cursive script, reading "Jacqueline Blaugrund".

By: Jacqueline Blaugrund
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 2, 2015

SUBJECT: Coastal Development Permit No. 5-84-754 granted to Lisette Ackerberg, for development at 22466 Pacific Coast Highway, City of Malibu, Los Angeles County (APNs 4452-002-013 & 4452-002-011) consisting of:

Demolition of an existing single-family residence, guest house, swimming pool, and construction of a two-story residence, swimming pool, and renovation of an existing tennis court.

Previously amended in **5-84-754-A1** to:

Add a 12 foot diameter satellite TV dish antenna on the roof of the new single-family residence. Maximum height of the antenna is 35 feet above average grade.

Previously amended in **5-84-754-A2** to:

Construction of a 10-ft. wide vertical public beach accessway that will comply with the requirements of the Americans with disabilities Act (ADA) consisting of a concrete walkway, public access signage, one visually permeable gate, and a removable gangplank ramp to access the beach during periods of low sand elevation. The gate will automatically open one hour before sunrise and automatically close one hour after sundown. In addition, the project includes the reconfiguration of an existing tennis court and the installation of a retractable private ramp to access the beach from the existing residence's private deck.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment **5-84-754-A3**) to the above referenced permit, which would result in the following change(s):

Demolition of an existing tennis court and tennis court lights with approximately 36 cu. yds. of associated grading (18 cu. yds. of cut, 18 cu. yds. of fill). Installation of a 184 sq. ft. pergola, landscaping, staircase and decomposed granite pathways.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment involves minor revisions to the originally approved project consisting of the demolition of an existing tennis court and associated tennis court lights with approximately 36 cu. yds. of associated grading. The amendment also includes the installation of a 184 sq. ft. pergola, landscaping, staircase and decomposed granite pathways in the newly disturbed area resulting from the tennis court demolition. The proposed amendment will not result in any additional significant adverse impacts to coastal resources that were not considered, minimized, and mitigated in the original approval of the project. As such, the proposed amendment is consistent with all Chapter Three policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 4, 2015

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, 2005

for: 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..

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

A handwritten signature in black ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 4, 2015

Notice is hereby given that Richard Barrett has applied for a one year extension of 4-06-094 granted by the California Coastal Commission on March 15, 2007

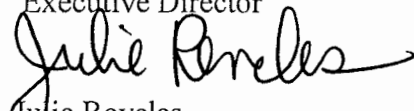
for: The applicant proposes to construct a three story, 32 foot high, 4,886 sq. ft. single family residence with attached 504 sq. ft. garage, pool, septic system, water well, retaining walls, driveway, turnaround, vineyards, and approximately 1,740 cu. yds. of grading (1,630 cu. yds cut and 110 cu. yds. fill. The applicant also proposed to abandon an unpermitted trail leading from the residence to the west side of the property.

at: 33800 MULHOLLAND, HWY, 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


Julie Reveles
Staff Services Analyst

cc: Commissioners/File