

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

WWW.COASTAL.CA.GOV



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SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
March 2016 Meeting of the California Coastal Commission*

March 07, 2016

To: Commissioners and Interested Parties
From: Steve Hudson, South Central Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Central Coast District Office for the March 2016 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.

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.

Applicant	Project Description	Project Location
4-06-171-A1 Attn: David Brown	Revise the project to consist of construction of a 2-story, 25-30 ft. high, 6,826 sq. ft. single family home with basement, an attached 593 sq. ft. garage, driveway, septic system, 20,000 gallon water tank, water well, retaining walls, pool, 1,829 cu. yds. of grading (1,005 cu. yds. cut and 824 cu. yds. fill) a temporary 1,200 sq. ft. construction trailer and 160 sq. ft. construction storage container, and construction of a public trail and offer-to-dedicate a public trail easement. Deletion of Special Condition 18 (Revised Plans).	2195 Little Las Flores Drive, Topanga (APN(s): 4448023009)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
4-99-098-E15 Complex Properties, Ltd, Attn: .Suzanne Lopez	TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a three unit apartment building with storage room and three detached garage structure totaling twelve parking spaces. Grading of 1590 cu. yds. (795 cu. yds. cut and 795 cu. yds. fill). AMENDED TO: Revisions of floor plan of three-unit apartment building to increase interior square footage from 5,166 sq. ft. to 7,295 sq. ft. The proposed additional square footage is located in areas previously approved as a storage room and exterior patio space, thus resulting in a very minor increase in the development footprint. The proposal also includes the addition of a patio and stairways on the north side of the apartment building. No additional grading or increase in the height of the structure is proposed. AMENDED TO: Revise the floor plan of the structure by increasing the interior square footage from 7,295 sq. ft. to 8,317 sq. ft.; add a new 1,390 sq. ft. exterior patio/deck; and an approximately 10 ft. increase in height of an approximately 800 sq. ft. portion of the structure (no portion of the structure will exceed 35 ft. above existing grade). No significant changes to the previously approved grading plan are proposed; however; this amendment will correct an error in the calculations of the previously approved plan to clarify that the project will involve an additional 100 cu. yds. of grading for a total of 1,690 cu. yds. of total grading (1,281 cu. yds. cut and 409 cu. yds. fill).	18049 Coastline Drive, Malibu (APN(s): 4443009020)

SOUTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

30611 EMERGENCY PERMIT WAIVER

City of Santa Barbara

Goleta Slough

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: Jack Ainsworth, Senior Deputy Director

DATE: February 29, 2016

SUBJECT: Coastal Development Permit No. 4-06-171 granted to David Brown for the project described below located at 2195 Little Las Flores Road, Santa Monica Mountains, Los Angeles County consisting of:

Construction of a 2-story, 35 ft. high, 7,306 sq. ft. single family home, with detached 3,737 sq. ft. garage, attached 308 sq. ft. garage, driveway, septic system, 7,500 gallon water tank, retaining walls, pool, 70' x 55' metal corral, 600 sq. ft., 25 ft. tall barn, 2,096 cu. yds. of grading (1,048 cu. yds. cut and 1,048 cu. yds. fill), and storage of a temporary 1,200 ft. construction trailer and temporary 800 sq. ft. construction storage container. The proposal also includes construction of a public trail and offer-to-dedicate a public trail easement.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-06-171-A1) to the above referenced permit, which would result in the following changes:

Revise the project to consist of construction of a 2-story, 25-30 ft. high, 6,826 sq. ft. single family home with basement, an attached 593 sq. ft. garage, driveway, septic system, 20,000 gallon water tank, water well, retaining walls, pool, 1,829 cu. yds. of grading (1,005 cu. yds. cut and 824 cu. yds. fill), a temporary 1,200 sq. ft. construction trailer and 160 sq. ft. construction storage container, and construction of a public trail and offer-to-dedicate a public trail easement. Deletion of Special Condition 18 (Revised Plans).

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 consists of a re-design and re-configuration of the approved residential development and elimination of a corral and barn structure. The amended project consists of a more clustered development area within the footprint of the approved project, reduced grading (267 cu. yds. less fill), and reduced building height (25-30 ft. high instead of 35 ft., and 75% of structure is below 25 ft.). Further, the deletion of the revised plans condition is appropriate in this case because it relates to the previously approved barn which is no longer part of the project. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, public access, and sensitive habitat resources that were not considered, minimized, and mitigated in the original conditional approval of the project. As such, the proposed amendment is consistent with all applicable policies of the Santa Monica Mountains Local Coastal Program.

If you have any questions about the proposal or wish to register an objection, please contact Deanna Christensen at the Commission's Ventura office (805) 585-1800.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 3, 2016

Notice is hereby given that Complex Properties, Ltd., has applied for a one year extension of 4-99-098 granted by the California Coastal Commission on September 14, 1999

for: construction of three unit apartment building with storage room and three detached garage structure totaling twelve parking spaces. Grading of 1590 cu. yds. (795 cu. yds. cut and 795 cu. yds. fill). AMENDED TO: Revisions of floor plan of three-unit apartment building to increase interior square footage from 5,166 sq. ft. to 7,295 sq. ft. The proposed additional square footage is located in areas previously approved as a storage room and exterior patio space, thus resulting in a very minor increase in the development footprint. The proposal also includes the addition of a patio and stairways on the north side of the apartment building. No additional grading or increase in the height of the structure is proposed. AMENDED TO: Revise the floor plan of the structure by increasing the interior square footage from 7,295 sq. ft. to 8,317 sq. ft.; add a new 1,390 sq. ft. exterior patio/deck; and an approximately 10 ft. increase in height of an approximately 800 sq. ft. portion of the structure (no portion of the structure will exceed 35 ft. above existing grade). No significant changes to the previously approved grading plan are proposed; however, this amendment will correct an error in the calculations of the previously approved plan to clarify that the project will involve an additional 100 cu. yds. of grading for a total of 1,690 cu. yds. of total grading (1,281 cu. yds. cut and 409 cu. yds. fill).

at: 18049 Coastline Drive, 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,
John Ainsworth
Senior Deputy Director

A handwritten signature in cursive script, reading "Julie Reveles", is written over the typed name.

Julie Reveles
Staff Services Analyst

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**Deputy Directors Report Memo**

February 26, 2016

To: Commissioners and Interested Persons

From: California Coastal Commission
South Central Coast Staff

Subject: Memo for **Item F5**, South Central Deputy Director's Report, 30611 Emergency Permit Waiver (City of Santa Barbara), for the Commission Meeting of March 11, 2016

On February 9, 2016, the City of Santa Barbara notified Commission staff, via telephone and email, of an emergency situation involving a single engine plane crash within a portion of the Goleta Slough, located within the Commission's retained permit jurisdiction. The City indicated the need to remove the aircraft immediately to avoid the discharge of pollutants into Goleta Slough and prevent further damage to the aircraft that could impede the FAA investigation into the nature of the engine failure. Emergency work involved the removal of approximately 1,500 sq. ft. of upland native vegetation in order to provide crane access to the damaged aircraft for extraction. After detailed discussions with the City about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff determined that this project qualifies for a 30611 Emergency Permit Waiver for the following reasons:

1. Immediate action by a public agency, the City of Santa Barbara, is necessary to protect public property, and the proposed work is the minimum necessary to alleviate the emergency condition.
2. Commission staff was notified of the emergency situation within three days of the City's discovery of the emergency.
3. There will be no permanent erection of any structures valued at more than \$25,000.
4. Project impacts were temporary in nature and limited to removal of approximately 1,500 sq. ft. of native vegetation on an upland berm (mostly coyote brush) between Basin E/F and Tecolotito Creek near Adams Berm to allow a crane to access the aircraft for extraction. Vegetation clearance was limited to brushing activities only and no removal of rootstock occurred. The Coyote brush is expected to quickly re-establish naturally; however, to ensure rapid re-establishment of native vegetation on site and minimize any temporal loss of vegetative habitat, the City will restore the 1,500 sq. ft. disturbed area using a combination of container plants and seeds sourced

from genetic stock in the immediate vicinity. City Fire personnel trained in spill containment and response were present for the extraction to employ spill prevention measures, however the aircraft did not present any leaking before, during or after extraction from the Slough.