

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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Prepared June 01, 2017 (for the June 07, 2017 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Central Coast District Deputy Director
Subject: **South Central Coast District Deputy Director's Report for June 2017**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Central Coast District Office are being reported to the Commission on June 07, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Central Coast District Office in Ventura. Staff is asking for the Commission's concurrence on the items in the South Central Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on June 7th.

With respect to the June 7th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on June 07, 2017 (see attached)

Waivers

- 4-17-0439-W, City of Santa Barbara (Santa Barbara)

Immaterial Amendments

- 5-86-734-A3, 22150 PCH, LLC (Malibu)

Immaterial Extensions

- 4-04-094-E11, Mohajerani (Los Angeles)
- 4-14-0544-E1, Pepper (Calabasas)

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 31, 2017

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: 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: 33153 Mulholland Hwy, (Los Angeles County) (APN(s): 4471031003)

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
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

June 1, 2017

Notice is hereby given that Gayle Pepper has applied for a one year extension of 4-14-0544 granted by the California Coastal Commission on April 17, 2015

for: Construction of a 5,005 sq. ft., 24.5 ft. high from existing grade single family residence with 640 sq. ft. attached garage, septic system, and 1,850 cu. yds. of grading (1,180 cu. yds. cut and 670 cu. yds. fill.

at: 25080 Mulholland Hwy, Calabasas (Los Angeles County) (APN(s): 4455018027)

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
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: May 24, 2017
TO: All Interested Parties
SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-17-0439-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 Santa Barbara Public Works Department

Location: Approximately 8,700 feet offshore of the City of Santa Barbara, south of Cabrillo Boulevard, and approximately 70 feet below the water surface of Pacific Ocean (offshore of APN 017-181-003)

Description: Replacement of a damaged concrete bulkhead at the terminus of an existing 48-inch diameter ocean outfall pipe from the El Estero Wastewater Treatment Plant in the City of Santa Barbara. The damaged bulkhead is proposed to be lifted to the surface using float bags and onto a marine work vessel for transport back to land for proper disposal at an approved facility. A diver would clean any marine growth from the outfall slot and install the new, pre-fabricated concrete bulkhead. No ground disturbance is required and the applicant proposes to implement construction-related best management practices to prevent adverse impacts to open coastal waters and marine resources.

Rationale: The proposed repair project is relatively minor in nature and consists of replacing a disk-shaped bulkhead within an existing ocean outfall pipe, which functions to provide backpressure within the pipe to force treated effluent out of the diffusers along the length of the outfall. No ground disturbance is required and the repair work would be completed in approximately one day using a marine work vessel and diver. In addition, the applicant has proposed best management practices to prevent impacts to open coastal waters and marine resources. 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 7, 2017 in Arcata. 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,

JOHN AINSWORTH
Executive Director

A handwritten signature in black ink, appearing to read "Deanna Christensen".

By: Deanna Christensen
Supervising Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: John Ainsworth, Executive Director
DATE: May 31, 2017
SUBJECT: Coastal Development Permit Amendment No. 5-86-734-A3

The Commission granted Coastal Development Permit 5-86-734 to Edward and Maxine Coe and transferred to 22150 PCH, LLC, for the following development at 22150 Pacific Coast Highway, City of Malibu, Los Angeles County (APNs 4450-010-028) consisting of:

Construction of a 2,115 square foot second story addition with mezzanine to a 3,843 square foot single family residence.

Previously amended in 5-86-734-A1 to:

Deletion of special condition requiring an offer to dedicate lateral public access easement.

Previously amended in 5-86-734-A2 to:

Addition of an exterior stair into patio area on the 3rd level.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 5-86-734-A3) to the above referenced permit, which would result in the following change(s):

After-the-fact approval for the conversion of an 800 sq. ft. area of previously approved pitched roof to a flat roof.

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 after-the-fact approval for the conversion of an 800 sq. ft. area of pitched roof to a flat roof, located on the southwest corner of the existing residence. The height of the as-built flat roof is consistent with the maximum of 24 feet for a flat roof in the Single-Family Residential Zone. These modifications will not increase the size, height or footprint of the existing residence. The proposed amendment will not result in any additional adverse impact 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 the policies and provisions of the Malibu LCP.

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.