

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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Prepared July 07, 2017 (for the July 12, 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 July 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 July 12, 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 July 12th.

With respect to the July 12th 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 July 12, 2017 (see attached)

Waivers

- 4-17-0352-W, Mark (Goleta)
- 4-17-0525-W, County of Santa Barbara (Goleta)

Immaterial Amendments

- 4-05-201-A3, Lilly Bean LLC (Malibu)

Immaterial Extensions

- 4-06-167-E8, Kinyon (Malibu)

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

**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

DATE: June 30, 2017

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-17-0352-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: Ed Mark

Location: 749 & 759 Ward Drive, Goleta, CA

Description: Lot split of a 3.417 acre parcel into two lots consisting of one 2.164 acre parcel and one 1.253 acre parcel. The proposed development includes an interior remodel to remove the upper floor of the building at 749 Ward Drive, exterior remodel of the two existing buildings on the property, 2,750 cu. yds. of grading for resurfacing and reconfiguration of the parking lot, and installation of new landscaping.

Rationale: The proposed project is relatively minor in nature and consists of improvements to an existing developed property and a lot split of a parcel zoned for light industry, technical research, and business headquarters office uses. The existing development consists of two buildings that are 15.1 ft. and 21.3 ft. in height and have 17,084 sq. ft. and 8,132 sq. ft. of floor area. The remaining lot area consists of paved parking lots and landscaping. The proposed project does not include increases in height or square footage of the buildings. The lot split will not result in an increase in development potential for the new parcels. There are no environmentally sensitive habitat areas in the vicinity of the project site, and no native vegetation will be removed as part of the proposed project. The project includes implementation of Best Management Practices for water quality protection. The improvements are located within an existing developed area and will not result in any adverse impacts to sensitive habitat, water quality, or visual resources. Therefore, the proposed project is consistent with the Chapter Three 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 July 12, 2017 in Seaside. If three or more Commissioners object to this waiver, a coastal development 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

By: Michelle Wagner
Coastal Program Analyst

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**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

DATE: June 30, 2017

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-17-0525-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: County of Santa Barbara, Community Services Department, Parks Division

Location: Goleta Beach County Park, 5986 Sandspit Road, Goleta, Santa Barbara County

Description: Deposition of up to 2,000 cu. yds. of beach-compatible sand to create and maintain sand ramps over the existing rock revetment on an as-needed basis until September 30, 2018 for public beach access and emergency vehicles at two locations immediately east and west of the restaurant and pier at Goleta Beach County Park. The beach-compatible sand to be used consists of sand excavated from Santa Barbara Harbor pursuant to CDP No. 4-10-066 and is stockpiled off-site. The sand will continue to be stored off-site until it is needed for sand ramp placement. The proposed sand ramps would be approximately 8 to 10 ft. wide and would extend from the pavement edge of the parking lot to the finish elevation of the beach. The applicant proposes to implement construction Best Management Practices and the biological resource monitoring and protection requirements of CDP No. 4-14-0687 as part of the proposed project. No machinery or mechanized equipment will be allowed at any time within the active surf zone.

Rationale: The proposed project is relatively minor in nature, limited in duration, and consists of placing beach-compatible sand at two locations on the existing rock revetment at Goleta Beach County Park to create sand ramps for public access and emergency vehicles. Each sand deposition event will take no more than one day to complete. The parking lots at the County Park will remain open, and a maximum of six parking spaces will be temporarily impacted during sand deposition activities. The applicant has proposed to implement construction Best Management Practices and the biological resource monitoring and protection requirements of CDP No. 4-14-0687 in order to protect sensitive species and coastal and marine resources. As proposed, this project will not result in any adverse impacts to sensitive habitat, water quality, visual resources, or public access. Therefore, the proposed project is consistent with the 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 July 12, 2017 in Seaside. 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

By: Michelle Wagner
Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Jack Ainsworth, Executive Director

DATE: July 3, 2017

SUBJECT: Coastal Development Permit No. 4-05-201 granted to Lily Bean, LLC for the development described below at 2870 Corral Canyon Road, Santa Monica Mountains, Los Angeles County (APN: 4457-013-074) consisting of:

Construction of a two story, 28 ft. high, 5760 sq. ft single-family residence with detached 678 sq. ft, 3-car garage with 670 sq. ft. guest unit above, swimming pool, septic system, landscaping, temporary placement of a construction trailer, and 3,850 cu. yds. of grading (3,200 cu. yds. of cut and 650 cu. yds. of fill with 2,550 cu. yds. of export). As part of the project, the applicant offers to dedicate a twenty-foot wide trail easement as shown in Exhibit 16 to the staff report.

Previously amended in 4-05-201-A1 consisting of:

Minor modifications to the driveway and hammerhead turnaround configuration (pursuant to Fire Department recommendations), and the architectural style, floor plan, and layout of the approved structures. Reconfiguration of the driveway and hammerhead turnaround will decrease cut grading from 1,800 cubic yards to 1,650 cubic yards and increase fill grading from 500 cubic yards to 1,550 cubic yards. Proposed modifications to the development area layout will reduce the amount and height of retaining walls and stairs around the perimeter of the residence, as well as reduce cut grading from 1,400 cu. yds. to 1,300 cu. yds. and reduce fill grading from 150 cu. yds. to 100 cu. yds.. The size of the main residence will increase slightly, from 5,760 sq. ft. to 5,842 sq. ft.. The size of the detached garage and upstairs guest unit will also increase slightly. The garage will increase from 678 sq. ft. to 718 sq. ft., and the guest unit will increase from 670 sq. ft. to 749 sq. ft. In addition, patio areas will decrease from 5,095 sq. ft. to 3,783 sq. ft.. However, the proposed modifications will not change the overall footprint, structure height, or the fuel modification requirements from what was previously approved.

Previously amended in 4-05-201-A2 consisting of:

Modify the architectural style, floor plan, and layout of the approved structures to consist of a one story, 23.9 foot high, 4,704 sq. ft. single family residence with attached 815 sq. ft. 3-car garage, detached 749 sq. ft. guest house, 890 sq. ft. of patio space, pool, septic system, retaining walls, landscaping, and 4,350 cu. yds. of grading (2,350 cu. yds. of cut, 2,000 cu. yds. of fill, and 350 cu. yds. of export). The project continues to include a twenty-foot wide trail easement offer to dedicate. The residence will be connected to the local municipal water source and no water tanks or water wells are proposed as part of the project. The proposed re-design will slightly decrease the development area from 9,975 sq. ft to 9,900 sq. ft.. The approved driveway will remain unchanged; however, the hammerhead turnaround area will increase slightly by 690 sq. ft.. The project will not increase fuel modification requirements from what was previously approved.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (CDP Amendment 4-05-201-A3) to the above referenced permit, which would result in the following changes:

Modify the floor plan and layout of the approved structures to consist of a one story, 23.9 foot high, 4,160 sq. ft. single family residence with attached 624 sq. ft. 2-car garage, detached 748 sq. ft. guest house, 557 sq. ft. of patio space, pool, septic system, retaining walls, landscaping, and 4,350 cu. yds. of grading (2,350 cu. yds. of cut, 2,000 cu. yds. of fill, and 350 cu. yds. of export). The project continues to include a twenty-foot wide trail easement offer to dedicate. The residence will be connected to the local municipal water source and no water tanks or water wells are proposed as part of the project. The proposed re-design will maintain the previously approved development area of 9,900 sq. ft.. The approved driveway and hammerhead will remain unchanged. The project will not increase fuel modification requirements from what was previously approved.

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 of the approved residential development. The project will result in a more clustered configuration of the main residence within the allowable 10,000 sq. ft. development area, maintain the previously approved maximum building height of 23.9 feet above existing grade (only approximately 30% of the lineal frontage along Corral Canyon Road will be 23.9 feet high, the remaining 70% will not exceed 15 feet in height), and require the same amount of grading. The three car garage that was previously approved will be removed, and the floor plan of the main residence will be reconfigured to incorporate a two car garage. The amended project will not substantially change the visual profile and will not increase the amount of required fuel modification. 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 Wesley Horn at the Commission's Ventura office (805) 585-1800.

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 3, 2017

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 Rd, Malibu (Los Angeles County) (APN(s): 4453025028)

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