

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



W12

Prepared November 07, 2019 (for the November 13, 2019 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 November 2019

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 November 13, 2019. 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 November 13th.

With respect to the November 13th 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 November 13, 2019 (see attached)

Waivers

- 4-19-1030-W, Jennings (Ventura)
- 4-19-1144-W, University of California, Santa Barbara (Ellwood Mesa, City Of Goleta)

Immaterial Extensions

- 4-04-121-E13, Miran Enterprises, LLC (Calabasas)
- 4-06-109-E10, Bauer/Van Deman (Topanga)
- 4-07-035-E10, Love (Calabasas)
- 4-10-104-E6, ELN, Malibu LLC (Malibu)

CALIFORNIA COASTAL COMMISSION

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

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

DATE: November 1, 2019

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-19-1030-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: Gary Jennings

Location: 3090 Bayshore Avenue, City of Ventura, Ventura County (APN: 080-0-291-095)

Description: Expansion of an existing approximately 1,500 sq. ft. concrete deck by adding 486 sq. ft. of additional deck area. The proposed deck will be cantilevered and located at the rear of an existing residence, adjacent to a private boat dock in the Ventura Keys. No change to the existing dock, piles, or gangway is proposed. The project includes construction best management practices to ensure the water quality of the harbor is not degraded by project activities.

Rationale: The proposed project is minor in nature as it is a concrete deck addition associated with an existing residence and boat dock and will not involve work in the water or changes to the existing dock or gangway. In addition, the applicant has proposed implementation of best management practices to prevent impacts to open waters. 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 Thursday, November 13, 2019 in Half Moon Bay. 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 Kubran**
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

Date: November 1, 2019

To: All Interested Parties

Subject: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-19-1144-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: University of California, Santa Barbara

Location: Ellwood Mesa, Goleta, Santa Barbara County (APN 079-210-024)

Description: Implementation of a 3-year monitoring program for the water levels, vegetation, and invertebrate communities at seven vernal pools located on the Ellwood Mesa. Measuring gauges consisting of aluminum rulers attached to 2 ft. tall PVC pipes would be installed with hand tools 4 to 6 inches into the ground in the center of each pool to measure water levels. Water levels would be monitored from the edge of the pool using binoculars on a weekly basis through the winter and spring of each year. Annual spring transects would be conducted in each vernal pool to measure vegetation communities. Approximately 50mL of macroinvertebrates and 50mL of zooplankton would be collected from each pool annually during the winter. Methods for collecting macroinvertebrates would consist of using sweep nets and buckets. The method for collecting zooplankton would consist of grab sampling water from each pool.

Rationale: The proposed project is minor in nature and would be conducted by the Cheadle Center for Biodiversity and Ecological Restoration (CCBER) to assess the functionality of seven naturally occurring vernal pools. The data collected through this research project would be used to compare the functionality of the naturally occurring vernal pools to vernal pools that have been restored or created by CCBER in the UCSB/Goleta/Isla Vista area in order to determine which restoration or creation methods have resulted in the highest functionality. The project will not result in the removal of any vegetation and will not adversely impact any environmentally sensitive habitat area. Additionally, no special status invertebrate species are known to be present or expected to occur within the project site. The total number of hours of direct work within the pools would be limited to less than 25 hours per year. Research visits would consist of 1-2 researchers and existing pedestrian trails would be used to access the pools. 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 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 at the meeting of November 13, 2019 in Half Moon Bay. If three or more Commissioners object to this waiver, a coastal development permit will be required. Persons wishing to object to or having questions regarding the issuance of a coastal development 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 Kubran
Coastal Program 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

November 4, 2019

Notice is hereby given that Miran Enterprises LLC has applied for a one year extension of 4-04-121 granted by the California Coastal Commission on October 13, 2005

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a two story, 34 ft. high 4,452 sq. ft. single-family residence with attached 595 sq. ft. garage, septic system, retaining walls, paved driveway, access stairway, and 3,713 cu. yds. of grading (3,650 cu. yds. cut; 63 cu. yds. fill; 3,587 cu. yds. export). The application also includes after-the-fact approval of the subject parcel that was created pursuant to Certificate of Compliance #88-0083 and restoration of an unpermitted dirt road back to natural conditions. AMENDED TO: Increase the size of the single-family residence by 938 sq. ft. and decrease the height of the structure by 7 ft. in order to construct a 5,390 sq. ft., 28 ft. high residence with septic system, increase the size of the garage by 300 sq. ft. to construct a 895 sq. ft. attached garage, reduce the length of the driveway by 230 ft. to construct a 40 ft. long driveway, reduce the length of the retaining walls from 797 ft. to 422 ft. and reduce the maximum height of the retaining walls from 11.5 ft. to 10 ft., revise the grading plan to eliminate all fill and 2,153 cu. yds. of cut for a total of 1,497 cu. yds. of grading (1,497 cu. yds. cut, 0 cu. yds. fill), and restoration of an unpermitted dirt road back to natural conditions.

at: 1510 Las Virgenes Rd, Calabasas (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
Executive Director

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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

November 4, 2019

Notice is hereby given that Oliver Bauer & Bruce Van Deman has applied for a one year extension of 4-06-109 granted by the California Coastal Commission on December 11, 2008

for: Construction of a 3-story, 5,704 sq. ft. 35 ft. high single family home with a detached 700 sq. ft. garage with a 645 sq. ft. guest unit above, pool, septic system, 115 ft. long access driveway and fire department turn around, and approximately 1,600 cu. yds. grading (1,500 cu. yds. cut, 100 cu. yds. fill, and 1,400 cut. export). The proposal also includes removal of an unpermitted 840 sq. ft. storage shed and adjacent smaller shed presently located in the development area where the residence and fire department turnaround will be constructed.

at: 21941 Saddle Peak Rd, Topanga (Los Angeles County) (APN(s): 4438038001)

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

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

November 4, 2019

Notice is hereby given that Richard & Lois Love has applied for a one year extension of 4-07-035 granted by the California Coastal Commission on October 16, 2008

for: Construction of a two-story 2,022 sq. ft. single-family residence with attached garage, deck, driveway, retaining walls, septic system, drainage improvements, removal of unpermitted portable horse shed and corral fencing, and 1,106 cu. yds. of grading (306 cu. yds. cut, 800 cu. yds. fill).

at: 25621 Wild Rose Drive, Monte Nido Small Lot Subdivision, Santa Monica Mountains (Los Angeles County) (APN(s): 4456031035)

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

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

November 4, 2019

Notice is hereby given that ELN Malibu, LLC has applied for a one year extension of 4-10-104 granted by the California Coastal Commission on October 11, 2012

for: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP for construction of a 7,913 sq. ft. (6,864 sq. ft. living area with 1,049 sq. ft. garage/basement), three-level, 35 ft. high single-family residence, swimming pool, septic system, water well, two 10,000 gal. underground water tanks, a 9,000 gallon underground cistern, fire suppression sprinkler system, entry gate, retaining walls, improvements to 1.18 miles of existing access road, and 16,750 cu. yds. of grading (12,250 cu. yds. cut, 4,500 cu. yds. fill). AMENDED TO: Revise the access road component of the approved project, consisting of a revised grading plan for the improvements to 1.18 miles of existing access road that decreases the overall length of retaining walls from 2,450 to 500 linear feet and reduces the amount of grading from 13,400 cu. yds. (8,900 cu. yds. cut and 4,500 cu. yds. fill) to 9,050 cu. yds. (6,900 cu. yds. of cut and 2,150 cu. yds. fill). The amount of grading for other development on the site (building pad, pool, septic system, water tanks, and cistern) will remain unchanged at 3,350 cu. yds. (3,350 cu. yds. of cut and 0 cu. yds. fill). The total amount of project grading is 12,400 cu. yds. (10,250 cu. yds. cut and 2,150 cu. yds. fill).

at: 27835 Borna Dr, Malibu (Los Angeles County) (APN(s): 4461039006)

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