

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 March 01, 2019 (for the March 07, 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 March 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 March 07, 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 March 7th.

With respect to the March 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 March 07, 2019 (see attached)

Waivers

- 4-19-0027-W, Baxley (Oxnard)

Immaterial Extensions

- 4-15-0466-E1, Charles King (Santa Barbara)

Emergency Permits

- G-4-19-0006, Mark Magidson Trust (Malibu)

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: February 27, 2019

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-19-0027-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 Baxley

Location: 1030 Canal Street, City of Oxnard (Ventura County)
(APN: 196-0-033-265)

Description: Construction of a two-story residential duplex up to 25 ft. in height, including 278 cu. yds. of grading (cut and export), and a driveway between Canal Street and the garage for each unit. One unit will be 2,566 sq. ft. of living space with a 514 sq. ft. attached garage, 50 sq. ft. deck, and 32 sq. ft. balcony. The second unit will be 2,504 sq. ft. of living space with a 514 sq. ft. attached garage, 50 sq. ft. deck, and 32 sq. ft. balcony.

Rationale: The proposed duplex is located on a vacant infill lot between existing residential development. The project site is bounded by Canal Street to the west and Edison Canal to the east. According to the adopted Post-LCP Certification map for the City of Oxnard, the project site is located within the Commission's retained permit jurisdiction. The project site and the area between the project site and the Edison Canal does not contain any environmentally sensitive habitat and the proposed project will not result in any potential adverse impacts to biological or scenic resources. In addition, the applicant has proposed to implement construction best management practices and a drainage and runoff control plan for water quality protection. The applicant also proposed to implement the City of Oxnard's conditions for residential development of the subject site. As proposed, the project will not result in any significant adverse impacts to coastal resources, public access, or visual resources. Therefore, the proposed project is consistent with all applicable 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 March 7, 2019 in Los Angeles. 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: Deanna Christensen, District Supervisor

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 27, 2019

Notice is hereby given that Charles King has applied for a one year extension of 4-15-0466 granted by the California Coastal Commission on January 11, 2017

for: Major remodel, partial demolition (603 sq. ft.), and additions (1,107 sq. ft.) to an existing 2,911 sq. ft., three-story, single-family beachfront residence with 1,088 sq. ft. attached garage, resulting in a 3,415 sq. ft., three-story, single-family residence with 838 sq. ft. attached garage. The project includes the replacement of an existing 654 sq. ft. ground-floor deck with a new 1,241 sq. ft. ground-floor cantilevered deck, and replacement of 662 sq. ft. of existing mid- and upper-floor decks with a new 451 sq. ft. mid-floor deck. The construction of 10 new concrete caissons with a system of grade beams above is also proposed to support the new ground-floor deck and additions. In addition, the project includes 140 cu. yds. of grading (cut), approximately 70 linear ft. of new retaining walls that vary from 6 to 12 ft. in height, and repairs to approximately 10 existing timber piles that are part of the existing 22-pile and perimeter concrete footing foundation system.

at: 1821 Fernald Point Ln, Santa Barbara (Santa Barbara County) (APN(s): 007-380-014)

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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SOUTH CENTRAL COAST AREA
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EMERGENCY PERMIT

February 5, 2019

Permit No.: G-4-19-0006

Applicant: Mark Magidson Trust

Agent: Mark Levinson

Project Location: 30822 Broad Beach, Malibu, Los Angeles County (APN 4470-013-003)

Work Proposed: Temporary placement of 126 linear ft. of burlap sand bags on the sandy beach seaward of an existing beachfront residence and septic system at Broad Beach. The sand bags will be stacked approximately 8-10 ft. in height and 3 ft. in width. The sand bags will be placed approximately 15 ft. seaward of the edge of the existing leachfield on-site, which is approximately 20 ft. landward of the existing temporary rock revetment that is located on the neighboring properties immediately upcoast and downcoast of the subject site. An additional approximately 20 linear ft. of burlap sand bags on the west side and approximately 5 linear ft. on the east side of the property will be placed between the revetment and the sand bag wall to minimize erosion behind the existing rock revetment.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from the information submitted that an unexpected occurrence in the form of shoreline erosion due to high wave action is endangering the existing septic system on site. This occurrence requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

(a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit; and

(b) Public comment on the proposed emergency action has been reviewed if time allows.

The work is hereby approved, subject to the conditions listed on the reverse.

Sincerely,

John Ainsworth
Executive Director

A handwritten signature in black ink, appearing to read "Steve Hudson".

By: Steve Hudson
Title: Deputy Director

CONDITIONS OF APPROVAL

1. The enclosed form must be signed by the applicant and returned to our office within fifteen (15) days, though the work may begin in advance of that submittal.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work at the location of the proposed project requires separate authorization from the Executive Director.
3. The work authorized by this emergency permit must be completed within 30 days of the date of this permit. The Executive Director may grant additional time for good cause.
4. In exercising this emergency permit, the applicant agrees to hold the California Coastal Commission (Commission) harmless from any liabilities for damage to public or private properties or personal injury that may result from the project and to indemnify the Commission, which includes its officers, agents, and employees, against any and all liability, related claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any such damage or personal injury.
5. The authorization provided by this emergency permit is for the placement of temporary sand bags only. Authorization for permanent retention of the sand bags would require the issuance of a regular Coastal Development Permit from the Commission. All portions of the sand bag shoreline protection work on the subject site installed pursuant to this emergency permit shall be removed within one year (or within such additional time as the Executive Director may grant for good cause) if no coastal development permit is obtained for their permanent retention.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies including, but not limited to, Army Corp of Engineers, Regional Water Quality Control Board, and the State Lands Commission, as applicable.
7. No overnight storage of equipment or materials shall occur on sandy beach. Construction materials or debris shall not be stored where it will be or could potentially be subject to wave erosion and dispersion. In addition, no machinery shall be placed, stored or otherwise located in the intertidal zone at any time.

IMPORTANT

The emergency work is considered to be temporary work done in an emergency situation. If the applicant wishes to have the emergency work become a permanent development, a coastal permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call Deanna Christensen at the Commission Area office.

Enclosures: 1) Acceptance Form