

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 June 07, 2019 (for the June 12, 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 June 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 June 12, 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 June 12th.

With respect to the June 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 June 12, 2019 (see attached)

Waivers

- 4-19-0390-W, Hopps (Ventura)
- 4-19-0415-W, Merriman (Ventura)

Immaterial Amendments

- 5-82-778-A1, Richman (Malibu)
- 4-04-036-A2, Schag (Topanga)

Immaterial Extensions

- 4-04-094-E13, Saifan (Los Angeles)
- 4-04-120-E5, Wallis (Calabasas)

Emergency Permits

- G-4-19-0024, Cities of Port Hueneme & Oxnard (Port Hueneme)

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMIS

DATE: May 30, 2019

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-19-0390-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: Benjamin and Sandra Hopps

Agent: Kevin Miller

Location: 3074 Seahorse Avenue, City of Ventura (Ventura County)
(APN: 080-0-311-035)

Description: Replace an existing approximately 744 sq. ft. concrete deck with a new 998 sq. ft. cantilevered concrete deck at the rear of an existing residence that is adjacent to an existing private boat dock in the Pierpont Keys neighborhood in Ventura Harbor. No change to the existing dock, piles, or gangway is proposed. The project proposal includes implementation of best management practices to ensure the water quality of the harbor is not degraded during construction.

Rationale: The proposed project is minor in nature as it is a concrete deck replacement associated with an existing residence and private boat dock. The project will not involve work in the water or change to the existing dock or gangway. In addition, the applicant has included implementation of construction best management practices as part of the proposed project to ensure the water quality of the harbor is not degraded during construction. The proposed project will not adversely impact coastal resources, public access, or water quality. 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 June 12, 2019 in San Diego. 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: Carolyn Groves, Coastal Program Analyst

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VENTURA, CA 93001
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**NOTICE OF COASTAL DEVELOPMENT PERMIT
WAIVER-DE-MINIMIS**

DATE: May 30, 2019

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-19-0415-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: Helen Merriman

Location: 2964 Sailor Avenue, City of Ventura (Ventura County)
(APN: 080-0-285-115)

Description: Replace an existing approximately 1000 sq. ft. wooden deck with a new 1000 sq. ft. composite deck at the rear of an existing residence that is adjacent to an existing private boat dock in the Pierpont Keys neighborhood in Ventura Harbor. No change to the existing dock, piles, or gangway is proposed. The project proposal includes implementation of best management practices to ensure the water quality of the harbor is not degraded during construction.

Rationale: The proposed project is minor in nature as it is a wooden deck replacement associated with an existing residence and private boat dock. The project will not involve work in the water or change to the existing dock or gangway. In addition, the applicant has included implementation of construction best management practices as part of the proposed project to ensure the water quality of the harbor is not degraded during construction. The proposed project will not adversely impact coastal resources, public access, or water quality. 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 June 12, 2019 in San Diego. 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: Carolyn Groves, Coastal Program Analyst

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

To: All Interested Parties

From: John Ainsworth, Executive Director

Date: May 31, 2019

Subject: Coastal Development Permit No. 5-82-778 granted to Roger Richman for the project described below located at 415 Stunt Road, Santa Monica Mountains, Los Angeles County:

Construction of a three story, 4,108 sq. ft. single family residence with attached two-car garage, swimming pool, retaining walls, access road/driveway, and septic system.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (5-82-778-A1) to the above referenced permit, which would result in the following changes:

Revise the location and configuration of the approved swimming pool and construct a paved Fire Department turnaround in the area of the former pool location. No additional grading is required beyond excavation for the pool.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 relocating and changing the configuration of the approved swimming pool and constructing a paved Fire Department turnaround in the area of the former pool location. The development is located within the approved development area of the residence and no additional grading is required beyond excavation for the pool. The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources, geology and hazards, 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 County of Los Angeles – 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 at (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

To: All Interested Parties
From: John Ainsworth, Executive Director
Date: May 30, 2019
Subject: Coastal Development Permit No. 4-04-036 granted to Dan Schag for the project described below located at 22260 Swenson Drive, Topanga, Los Angeles County:

Construction of a two story, 34 ft. high, 3,422 sq. ft. single family residence with detached 600 sq. ft. three car garage, detached 750 sq. ft. guest house, pool/spa, water well and storage tank, septic system, two retaining walls, temporary construction trailer/mobile home, driveway and septic system. The applicant also proposes 488 cubic yards of cut and 225 cubic yards of fill grading, exporting 263 cubic yards of material to a disposal site located outside the coastal zone.

Previously amended in 4-04-036-A1 to:

Minor reconfiguration of the design/footprint of the single-family residence, detached garage, and guest house. The proposed modifications will result in a reduction in cut grading from 488 cubic yards to 396 cubic yards and a reduction in fill grading from 225 cubic yards to 120 cubic yards. Additionally, the modification will result in a reduction in the footprint of the residence, from 3,422 sq. ft. to 3,398 sq. ft. The overall development area for the proposed project will be reduced from 9,000 sq. ft. to 8,800 sq. ft.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-04-036-A2) to the above referenced permit, which would result in the following changes:

Revise the location and configuration of the approved pool, spa, and pool retaining wall, eliminate a 37 linear ft. portion of an approved 4 ft. high retaining wall, and construct a new 5 ft. tall pool security fence. The applicant also proposes an additional 25 cubic yards of cut grading for the revised pool configuration, bringing the total amount of project grading up to 421 cubic yards cut and 120 cubic yards fill.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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):

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**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

May 30, 2019

Notice is hereby given that Osama Saifan 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. AMENDED TO: Modify the architectural style, floor plan, and footprint of the approved structures. The size of the main residence will be increased from 5,623 sq. ft. to 6,250 sq. ft. with 1,193 sq. ft. basement. The height of the residence will remain 31 feet above finished grade. The size of the attached garage will be reduced from 1,249 sq. ft. to 917 sq. ft. The studio will be omitted from the detached garage structure and incorporated into the recreation room structure, resulting in 782 sq. ft. detached garage and a 721 sq. ft. recreation room/studio. The slightly reconfigured development footprint will not change the building pad, grading amounts, or fuel modification requirements from what was previously approved, and the total development area will be approximately 9,550 sq. ft. (which is 26 sq. ft. less than previously proposed). In addition, 6-ft. high permeable fencing will be relocated to bound the proposed development area.

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

May 30, 2019

Notice is hereby given that Gene & Martha Wallis has applied for a one year extension of 4-04-120 granted by the California Coastal Commission on April 10, 2013

for: Construct a 4,937 sq. ft. S F R with a 768 sq. ft. attached 3 car garage, swimming pool, 1,250 sq. ft. workshop with attached 750 sq. ft. guest quarters, septic system, paved driveway, electric gate, combination wrought iron and chain link fencing.

at: 1805 Cold Canyon Rd, Calabasas (Los Angeles County) (APN(s): 4455018062)

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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**EMERGENCY PERMIT**

Date: May 15, 2019

Permit No.: G-4-19-0024

Applicant: Ventura County Watershed Protection District

Location: Ormond Beach near the terminus of the "J" Street Drain, Cities of Oxnard and Port Hueneme (Ventura County)

Work Proposed: One-time grading of the natural sand berm at Ormond Beach Lagoon to an elevation of 6.5 ft. to allow overflowing floodwater to drain from the lagoon into the ocean to prevent flooding of adjacent inland residential and industrial properties. A bulldozer will be used to grade the sand berm at Ormond Beach between the lagoon and the ocean.

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 a storm which has been forecast to result in rain that threatens to flood adjacent inland residential and industrial properties (including the Halaco Superfund site and the Oxnard Waste Water Treatment Plant) before the flow will breach the sand berm at Ormond Beach Lagoon, constituting a risk to public health and safety. 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;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and

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

Sincerely,

John Ainsworth
Executive Director


By: Barbara Carey
Title: District Manager, South Central Coast District

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 7 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 work authorized by this emergency permit is temporary and limited to a one-time sand grading event at the Ormond Beach Lagoon Sand Berm.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other local, state and federal agencies, 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 operated, placed, stored or otherwise located in the intertidal zone at any time.
8. The applicant shall ensure that a qualified biologist or environmental resources specialist shall monitor the site during all emergency work activities (including but not limited to, grading/grooming operations as well as during all vehicular access near dune areas and plover habitat areas) to ensure that adverse impacts to sensitive plant and animal species are avoided or minimized to the maximum extent feasible.

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 Carolyn Groves at the Commission's Ventura Office at (805) 585-1800.

Enclosure: 1) Acceptance Form