

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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South Central Coast District Deputy Director's Report for June 2021

Prepared June 04, 2021 (for the June 11, 2021 Hearing)

To: Commissioners and Interested Parties
From: Steve Hudson, South Central Coast District Deputy Director

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 11, 2021. 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 11th.

With respect to the June 11th 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 11, 2021 (see attached)

Waivers

- 4-19-1006-W, City of Oxnard (Ventura County)
- 4-20-0653-W, County of Ventura Harbor Department
- 4-21-0371-W, California Dept. of Transportation (Caltrans)

Immaterial Amendments

- 4-06-138-A2, Konjevic (Malibu)

Immaterial Extensions

- 4-04-094-E15, Saifan (Los Angeles)
- 4-04-120-E7, Wallis (Calabasas)
- 4-17-0264-E2, Ekwill Street - Fowler Road Extensions (Goleta)

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May 28, 2021

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 4-19-1006-W

Applicant: City of Oxnard

Location: Mandalay Bay Bridge and Edison Canal Bridge on West Channel Islands Boulevard within Channel Islands Harbor, City of Oxnard, Ventura County

Proposed Development: Repair and maintenance of the Mandalay Bay Bridge and Edison Canal Bridge on West Channel Islands Boulevard, consisting of repairing and resurfacing of the bridge decks, replacing existing joint seal, and repairing and/or replacing of existing barriers/guardrails and approaches. In addition, the project includes cleaning and painting the steel casings of the Edison Canal Bridge columns that are located within the channel. Sheetpile cofferdams around the columns will be installed from a temporary trestle or barge and water will be pumped out down to the footings to provide access to the full height of the columns. The columns will then be cleaned of corrosion and painted with an epoxy grade paint from a temporary trestle or barge. A minimum 63 feet clear distance will be maintained between cofferdams. Access along Channel Islands Boulevard, and boating access within the harbor channels, will be safely maintained during construction activities. The project includes construction best management practices to ensure the water quality of the harbor is not degraded by project activities, as well as the implementation of sensitive bird species avoidance measures including nesting bird surveys prior to construction activities.

Rationale: The proposed project is relatively minor in nature. The project involves bridge repairs, and while temporary cofferdams are proposed around the Edison Canal Bridge columns as part of the column rehabilitation work, the applicant will implement construction best management practices during all bridge repair activities to ensure that water quality and coastal resources are protected. The applicant will also implement

Coastal Development Permit De Minimis Waiver
4-19-1006-W

sensitive bird species avoidance measures, including nesting bird surveys prior to construction activities. In addition, marine surveys were conducted in the project area and found that the area does not include any eelgrass beds or *Caulerpa taxifolia*, nor does it support any high value marine habitat for fish and invertebrates. Lastly, access along Channel Islands Boulevard, and boating access within the harbor channels, will be safely maintained during construction activities. As proposed, the project will not result in any significant adverse impacts to coastal resources or public access. Therefore, the proposed project is consistent with all applicable Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Deanna Christensen
District Supervisor

cc: Commissioners/File

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NOTICE OF COASTAL DEVELOPMENT PERMIT WAIVER-DE-MINIMUS

DATE: June 3, 2021

TO: All Interested Parties

SUBJECT: Waiver of Coastal Development Permit Requirement
Waiver No.: 4-20-0653-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 Ventura Harbor Department

Location: La Jenelle Beach Park, Silver Strand Beach, Ventura County

Description: Installation of 590 ft. of bollards around the perimeter of the public parking lot at La Jenelle Beach Park. The bollards are proposed to prevent vehicles from driving onto the public beach. The bollards will be installed into a concrete footing into the sand and will be 4 ft. in height. The bollards will be 6 in. in diameter and placed at 3 ft. on center intervals. Three 4 ft. wide spaces will be provided to allow for pedestrian and wheelchair accessibility from the parking lot to the beach. A 20 ft. access gate will be provided adjacent to the driveway to allow for maintenance (sand removal, etc.). The proposed project includes implementation of bird surveys prior to construction as well as implementation of best management practices to ensure that sensitive habitats and water quality are not degraded during construction.

Rationale: The proposed project is minor in nature and consists of installing bollards to prevent vehicles from driving onto the beach. The improvements are located within an existing developed parking lot and will not result in adverse impacts to sensitive habitat or water quality. Staging for construction is proposed to be in the existing developed parking lot. Construction is proposed to take no longer than two weeks, and the area will remain open to the public during construction to avoid potential impacts to access and recreation. The applicant has also included implementation of construction best management practices as part of the proposed project to ensure water quality will not be degraded during construction and sensitive species will not be disturbed. Therefore, the

proposed project will not result in any adverse impacts to coastal resources and 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 11, 2021. 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: Isabel Qi
Coastal Program Analyst

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May 28, 2021

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 4-21-0371-W

Applicant: California Department of Transportation (Caltrans)

Location: East of Cliff House Inn at public parking area, Mussel Shoals, Ventura County (APN: 060-0-090-205)

Proposed Development: Construction of a 5-foot-wide by 100-foot-long beach accessway and staircase leading from the end of Old Pacific Coast Highway, over rock slope protection, and down to the beach. The accessway will be comprised of decomposed granite lined with decorative boulders and the stairway will be built using plastic lumber over an aggregate base. Construction will require removal of approximately 1,500 square feet of vegetation and temporary restriction of approximately 2,600 square feet, or the equivalent of 3-4 spaces, of public access parking. Temporary signage will be placed to direct the public to a nearby accessway. No machinery or heavy equipment will enter or operate on the beach environment and the project includes construction best management practices to ensure that the beach environment is not degraded by project activities.

Rationale: The proposed project is minor in nature as it is construction of a 5-foot-wide by 100-foot-long beach accessway and staircase leading from the end of Old Pacific Coast Highway, over rock slope protection, and down to the beach. This project is necessary to restore previously existing public access at this location. The design of the path and stairway will minimize the amount of development necessary and also match the aesthetics of the surrounding area. The vegetation that is proposed to be removed does not constitute environmentally sensitive habitat area (ESHA) nor include any individual sensitive species and is anticipated to naturally revegetate after construction. The duration of construction will be 6-8 weeks, and during that time public

Coastal Development Permit De Minimis Waiver
4-21-0371-W

access parking will be prohibited within the construction area. Prior to construction signage will be installed directing beachgoers to another accessway in the immediate area. Finally, the project will include implementation of best management practices to prevent water quality impacts to the beach environment. 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.

Development in the area of the proposed accessway, including the rock slope protection, was authorized pursuant to emergency coastal development permit (ECDP) 4-05-035-G granted to Caltrans, which requires a follow-up CDP to permanently authorize the development. To date, a follow-up CDP has not been approved and Commission enforcement staff have opened a violation for investigation of the matter. Approval of the proposed accessway in this waiver will not obviate the requirement to resolve the outstanding violation and permanently authorize or remove the development authorized in the ECDP.

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Wesley Horn
Transportation Program Analyst

cc: Commissioners/File

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: John Ainsworth, Executive Director

DATE: May 28, 2021

SUBJECT: Coastal Development Permit No. 4-06-138 granted to Ami and Candace Konjevic for the development described below at 24563 Piuma Road, Santa Monica Mountains, Los Angeles County (APN: 4453-025-003) consisting of:

Construction of a 5,279 sq. ft., two story, 26 foot high single family residence with attached 800 sq. ft. garage; septic system; driveway; landscaping, pool, spa, decks, retaining walls, and 1,800 cu. yds. of grading. The applicant also proposes to remove an existing temporary construction trailer onsite following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan, and existing roads.

Previously amended in **4-06-138-A1** to:

Modifications to the architectural style, floor plan, and layout of the approved structure. The size of the residence will decrease from 5,279 to 2,853 sq. ft. and the size of the garage will decrease from 800 sq. ft. to 520 sq. ft. The overall development area will decrease from 8,600 sq. ft. to 7,620 sq. ft. The proposed modifications to the development area and layout will reduce cut grading from 900 cu. yds. to 715 cu. yds. and reduce fill grading from 900 cu. yds. to 524 cu. yds. The pool and spa are no longer proposed and the development will continue to be served by the previously approved septic system. The project continues to propose the removal of the existing temporary construction trailer following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan, and existing roads. The maximum structure height will decrease to 24 feet and overall fuel modification will decrease from what was previously approved.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-06-138-A2**) to the above referenced permit, which would result in the following change(s):

Modifications to the architectural style, floor plan, and layout of the approved structure within the same general development envelope. The size of the residence will increase from 2,853 sq. ft. to 3,997 sq. ft. and the size of the attached garage will increase from 520 sq. ft. to 600 sq. ft.. The maximum structure height and required fuel modification will remain the same from what was previously approved. The proposed modifications will reduce cut grading

from 715 cu. yds. to 711 cu. yds. and reduce fill grading from 524 cu. yds. to 102 cu. yds. The pool and spa are reintroduced from the original approval and the development will continue to be served by the previously approved septic system. The overall development area will decrease from 7,620 sq. ft. to 6,757 sq. ft.. The project continues to propose the removal of the existing temporary construction trailer following completion of construction and to dedicate an open space conservation easement over those portions of the property not including the proposed development area, zones A and B of the proposed fuel modification plan, and existing roads.

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 within the approved development envelope, will maintain a maximum building height of 24 feet above final grade, and will reduce grading. 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 of the applicable policies of the Los Angeles County-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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June 1, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

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: TIME EXTENSION ON A PREVIOUSLY APPROVED CDP 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

Notice of Extension Request for Coastal Development Permit
4-04-094

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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June 1, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

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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May 28, 2021

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that City of Goleta has applied for a one year extension of 4-17-0264 granted by the California Coastal Commission on March 9, 2018

for: Construction of a new 600 ft. segment of Ekwill St., including two travel lane roadway with 5 ft. wide Class II bike lanes and 5-6 ft. wide sidewalks; a roundabout at Pine Ave., 250 ft. long, 21 ft. wide bottomless concrete arch culvert across Old San Jose Creek; 504 linear ft. of 4-6 ft. tall retaining walls; and 3,048 cu. yds. of grading. In addition, the project includes improvements to an existing 500 ft. segment and construction of a new 300 ft. segment of Fowler Rd., including two travel lane roadway with 4-12 ft. wide Class II bike lanes and 5-7 ft. wide sidewalks; a "knuckle" cul de sac at technology Dr.; 655 cu. yds. of grading; and restoration of an existing drainage. The project also includes 5.1 acres of habitat enhancement, restoration, and creation.

at: Ekwill St. Extension from Kellogg Ave. to Fairview Avenue and Folwer Rd. extensions from South Kellogg Ave. to Technology Dr.; Habitat enhancement, restoration, and creation in the Ellwood Mesa Open Space Preserve and Devereux Creek Tributary adjacent to Santa Barbara Shores Drive, Goleta.

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