

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



W10

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

Prepared July 01, 2021 (for the July 07, 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 July 07, 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 July 7th.

With respect to the July 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 July 07, 2021 (see attached)

Waivers

- 4-21-0179-W, City of Santa Barbara, Waterfront Department (Santa Barbara)
- 4-21-0310-W, Santa Barbara Youth Sailing Foundation (Santa Barbara)

Emergency Permits

- G-4-21-0011, Albertus Magnus, LLC (Malibu)

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June 25, 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: 4-21-0179-W

Applicant: City of Santa Barbara, Waterfront Department

Location: Santa Barbara Harbor, City of Santa Barbara, Santa Barbara County

Proposed Development: Installation of a 4 ft. wide by 80 ft. long stainless steel ADA compliant gangway, a 260 sq. ft. dock addition, and construction of an 8 ft. by 5 ft. gangway abutment. The proposed gangway will serve the existing Accommodations Dock, which is a temporary use dock for harbor users, charters, and visitors. The gangway will be prefabricated, transported, and craned into position. The dock addition will be made out of lumber treated with Chemonite ACZA (ammoniacal copper zinc arsenate) and will have plastic foam core floats. It will be prefabricated on land, launched at the boat ramp, floated into position, and secured with metal brackets and bolts. The dock addition is designed to be leach resistant and will always be above the waterline due to the plastic foam core floats beneath it in order to avoid adverse impacts to water quality. The proposed project 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 consists of installation of a gangway and minor additions to an existing dock area. The improvements will not involve changes to existing, or installation of new piles. Staging for construction is proposed to be in the adjacent parking lot. The applicant included implementation of construction best management practices as part of the proposed project to ensure water quality of the harbor will not be degraded during construction. 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.

Coastal Development Permit De Minimis Waiver
4-21-0179-W

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:

Isabel Qi
Coastal Program Analyst

cc: Commissioners/File

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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: 4-21-0310-W

Applicant: Santa Barbara Youth Sailing Foundation, City of Santa Barbara

Location: Santa Barbara Harbor, City of Santa Barbara, Santa Barbara County

Proposed Development: Demolition of an existing 125 sq. ft. structure, replacement with a 299 sq. ft. structure, and a 126 sq. ft. dock addition at the Santa Barbara Youth Sailing Foundation Dock. The proposed structure is a prefabricated storage shed and will be used for boat storage and training for the existing youth sailing program. The proposed dock addition will be made out of plastic. The proposed project includes implementation of bird surveys during breeding season. Additionally, the implementation of best management practices is proposed to ensure water quality is not degraded during construction.

Rationale: The proposed project is minor in nature as it consists of demolition of a small structure, replacement with a small prefabricated storage shed, and minor additions to the existing dock area. The improvements will not involve changes to existing, or installation of new piles. The proposed structure will be assembled off-site and will be carried and assembled onto the dock. Assembly of the shed and addition to the dock will be completed over three days. The applicant included implementation of construction best management practices and bird surveys as part of the proposed project to ensure water quality of the harbor is not 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.

Coastal Development Permit De Minimis Waiver
4-21-0310-W

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:

Isabel Qi
Coastal Program Analyst

cc: Commissioners/File

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**EMERGENCY PERMIT**

Date: June 22, 2021

Permit No.: G-4-21-0011

Applicant: Albertus Magnus LLC and Oswald Croll LLC

Agent: Ken Ehrlich

Project Location: 30822 Broad Beach, Malibu, Los Angeles County
(APNs 4470-013-030 and 4470-013-029)

Work Proposed: Temporary placement of 176 linear ft. of sand bags on the sandy beach seaward of an existing beachfront residence and septic system at Broad Beach (126 linear feet shore-parallel section with an additional 30 linear ft. at the upcoast end and 20 linear ft. at the downcoast end to tie into existing return wall protection on adjacent properties). The sand bags will be stacked approximately 8 ft. in height (raised to elevation not to exceed 15 ft. MLLW) and 3 ft. in width. The sand bags will be placed approximately 15 ft. seaward of the edge of the existing leachfield on-site. No bags will be placed further seaward than the toe of the previously authorized sand bag wall.

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 high wave and tide 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

Steve Hudson

By: Steve Hudson
Title: District 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. The sand bags must be of biodegradable material (i.e. burlap or natural fiber). Biodegradable means that the material decomposes into elements found in nature within a reasonably short period of time after customary disposal. No degradable synthetic or plastic bags may be used. 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. Sand used for filling the sand bags shall imported from an inland source and shall meet the physical, chemical, color, grain size, debris content standards of Special Condition 8 of Coastal Development Permit No. 4-15-0390 (Broad Beach Geologic Hazard Abatement District).
7. 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.
8. 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