

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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South Central Coast District Deputy Director's Report for November 2022

Prepared November 09, 2022 (for the November 18, 2022 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 November 18, 2022. 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 18th.

With respect to the November 18th 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 18, 2022 (see attached)

Waivers

- 4-22-0856-W, City of Oxnard (Oxnard)
- 4-22-0889-W, Perlis and Qualls (Carpinteria)

Immaterial Extensions

- 4-04-121-E16, Miran Enterprises, LLC (Calabasas)
- 4-07-035-E13, Bock (Calabasas)
- 4-12-019-E9, Iwashita (Malibu)
- 4-15-0390-E6, Broad Beach GHAD (Malibu)
- 4-18-1261-E1, City of Goleta (Goleta)

CDP Amendments, Emergency CDP's, LCP Certification Reviews

- None

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November 4, 2022

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: 4-22-0856

Applicant: City of Oxnard

Location: Adjacent to Halaco Super Fund Site at 6200 Perkins Road, Oxnard (Ventura County) (APNs: 231-0-031-015, 231-0-032-17 & 231-0-032-220)

Proposed Development: Removal of dense non-native/invasive vegetation (including *Acacia cyclops* (Western Coast Wattle), *Myoporum laetum* (Ngaio tree), *Tamarisk ramosissima* (Saltcedar), *Cortaderia jubata* (Pampas Grass), *Arundo donax* (Giant Reed), *Nicotiana glauca* (Tree Tobacco), *Salsola tragus* (Russian Thistle), *Carpobrotus sp.* and *Mesembranthemum* (Iceplant)) and the removal of trash and debris, as needed, for a five-year period (from date of waiver effectiveness) within an approximately 41.5-acre area of beach, back beach and upland areas of Ormond Beach. Removal work on the beach area will be done outside the March 1 to September 30 bird breeding and nesting season. All work will be performed with hand tools and the use of targeted herbicide treatment applied by hand to individual invasive plants, if needed, with a qualified biologist on-site to monitor during all vegetation removal activities. The City also proposes to revegetate the removal site with native vegetation and monitor the site for restoration success in accordance with the City's submitted "Non-Native Plant Removal and Planting Plan for Ormond Beach" (dated September 10, 2018) and "Final Monitoring Report" (dated March 11, 2022), prepared by McCormick Environmental Inc..

Rationale: The proposed development is minor in nature involving the removal of non-native/invasive vegetation in an area of beach, back beach and upland areas of

Coastal Development Permit De Minimis Waiver

4-22-0856

Ormond Beach near Perkins Road and adjacent to the Halaco Super Fund Site. Existing plant communities at the site include Coastal Strand, Coastal Salt/Freshwater Palustrine Marsh, and Coastal Sage Scrub. While these native plant communities are healthy and mature, their understories contain problematic invasive plant species as well as trash and debris from human encampments. Vegetation removal will be confined to non-native and invasive vegetation to discourage use as a human encampment. One-time removal of non-native/invasive plant species at the subject site was previously authorized by the Commission in 2018 (4-18-0892-W) and implemented; however, the City's monitoring of that previous effort has revealed that some regrowth of invasive/non-native species has occurred. Therefore, the same vegetation management activities are proposed to be carried out again and as needed over a five-year period to eradicate invasive/non-native vegetation and allow revegetation with native plant species. Removal work in the beach area will be conducted outside of bird nesting season to avoid impacts to sensitive bird species. No native trees or other native vegetation will be removed as part of this project and it will not adversely impact any environmentally sensitive habitat area. 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.

This waiver will not become effective until reported to the Commission at its November 18, 2022 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:

Jonathan Hasbun
Coastal Program Analyst

cc: Commissiones/File

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November 3, 2022

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: 4-22-0889-W

Applicant: Cindy Perlis and Douglas Qualls

Location: 349 Ash Ave #2, City of Carpinteria, Santa Barbara County
(APN: 503-430-002)

Proposed Development: Replacement of an existing 807 square foot, one-story mobile home with a new 960 square foot, one-story mobile home. No grading or vegetation removal is proposed.

Rationale: The proposed project is located on a developed interior lot within the Silver Sands Mobile Home Park, which is an existing community located within the coastal development permit jurisdiction of the Commission. The proposed project is minor in nature as it is the removal of an existing mobile home and placement of a new mobile home on an existing pad with no grading or vegetation removal. In addition, no change to existing parking is proposed. The proposed project is compatible with the character of surrounding development and will not adversely impact visual resources. 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.

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(d) 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.

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November 07, 2022

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

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: 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) (APN(s): 4444028017, 4444028028, 4455034035)

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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November 07, 2022

**NOTICE OF EXTENSION REQUEST
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Notice is hereby given that Steve Bock 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 Dr, Calabasas (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

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November 07, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Kazuhiro Iwashita has applied for a one year extension of 4-12-019 granted by the California Coastal Commission on October 11, 2012

for: Construct a 3,003 sq. ft., 26 ft. high single family residence, 800 sq. ft. under house carport and workshop, 150 sq. ft. pump house with well and solar panel array, 2 water tanks, driveway, retaining walls, septic system, outdoor patio, temporary construction trailer, 20 ft. wide driveway gate, and 2,418 cu. yds. new grading (1,209 cu. yds. cut, 422 cu. yds. fill, 767 cu. yds. export).

at: 24810 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4456037055)

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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November 07, 2022

**NOTICE OF EXTENSION REQUEST
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Notice is hereby given that Broad Beach Geologic Hazard Abatement District has applied for a one year extension of 4-15-0390 granted by the California Coastal Commission on October 9, 2015

for: Authorization of an approximately 4,150 ft. long rock revetment and re-location of the downcoast approximately 1,600 linear feet of the as-built rock revetment further landward; implementation of a beach nourishment program involving deposition of 300,000 cu. yds. of sand on the beach from inland sand quarries during the first year, with major renourishments of up to approximately 300,000 cu. yds. of sand and interim renourishments of up to 75,000 cu. yds. of sand allowed when certain triggers are reached; periodic sand backpassing operations to occur no more than once per year, and dune habitat restoration.

at: 30708 Broad Beach Road to 6526 Lechuza Point Road in the City of Malibu (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

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November 07, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that City of Goleta has applied for a one year extension of 4-18-1261 granted by the California Coastal Commission on September 10, 2020

for: Construction of a 11,600 sq. ft. once-story fire station with three drive-through bays and associated apparatus, a 1,250 gallon above-ground fuel tank, 16 parking spaces, removal and replacement of 69 non-native trees, installation of drought tolerant landscaping, new sidewalk, extension of the westbound Class II bicycle lane on Hollister Ave., and 3,400 cu. yds. of grading, including 1,100 cu. yds. of cut and 2,300 cu. yds. of fill on a vacant parcel.

at: 7952 Hollister Avenue Goleta (Santa Barbara County) (APN(s): 079-210-075)

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