

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



F12

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

Prepared August 26, 2022 (for the September 09, 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 September 09, 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 September 9th.

With respect to the September 9th 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 September 09, 2022 (see attached)

Waivers

- 4-22-0622-W, (Santa Barbara County)

Immaterial Extensions

- 4-03-017-E18 (Los Angeles County)
- 4-06-033-E14 (Los Angeles County)
- 4-06-138-E14 (Los Angeles County)
- 4-06-171-E13 (Los Angeles County)
- 4-13-0401-E8 (Los Angeles County)

Miscellaneous Items

- PWP-4-CIH-21-0005-1 (Channel Islands Harbor)
- LCP-4-VNT-21-0069-2 (Ventura County)

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August 25, 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: 4-22-0622

Applicant: Parsons Family Trust

Location: 7668 Newport Dr, Goleta (Santa Barbara County) (APN(s): 079-492-010)

Proposed Development: Conversion of an existing attached 427 sq. ft. garage into a junior accessory dwelling unit. No change to the footprint of the existing garage and single-family residence is proposed. The existing residence and garage were constructed prior to the effective date of the Coastal Act.

Rationale: The proposed project is minor in nature as it is a conversion of an existing garage into a junior accessory dwelling unit. Two parking spaces in the existing driveway will remain onsite, and the site is within a half-mile of public transit. No grading or removal of trees or vegetation is proposed. Best Management Practices are proposed for pollution prevention purposes during construction. 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 September 9, 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.

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August 26, 2022

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

Notice is hereby given that Trustees of the Todd Watanabe Revocable Trust Todd Franklin Watanabe has applied for a one year extension of 4-03-017 granted by the California Coastal Commission on August 6, 2003.

for: Construction of a two story, 29.5 foot high, 5,379 sq. ft. single family residence, with two detached 704 sq. ft. garages, driveway, turnaround, 750 sq. ft. guest house, swimming pool, patio, stairs, retaining walls, septic system, and approximately 3,400 cu. yds. of grading (3,200 cu.yds. cut, 200 cu.yds. fill).

at: 24738 Saddlepeak Rd, Malibu (Los Angeles County) (APN(s): 4453002045)

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

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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August 26, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Scott & Ashley Lewis Hunter has applied for a one year extension of 4-06-033 granted by the California Coastal Commission on July 9, 2007.

for: The applicants propose to construct a 4,141 sq. ft., two story, 28-foot high single family residence with detached two story, 21-foot high garage (660 sq. ft.) and guest unit (705 sq. ft.), detached 214 sq. ft. storage shed, pool, spa 10,000 gallon water tank, septic system, patios, driveway, turnaround, and 1,890 cu. yds. of grading (1,840 cu. yds. cut and 50 cu. yds. fill). The project also includes restoration of a small area on the southwestern portion of the lot that was disturbed for geologic testing without a coastal development permit.

at: 33130 Mulholland Hwy, Malibu (Los Angeles County) (APN(s): 4471001026)

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

A handwritten signature in blue ink, appearing to read "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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August 26, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Ami Konjevic has applied for a one year extension of 4-06-138 granted by the California Coastal Commission on August 8, 2007.

for: The applicant proposes to construct a 5,279 sq. ft., two story, 31-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.

at: 24563 Piuma Rd, Malibu (Los Angeles County) (APN(s): 4453025003)

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

A handwritten signature in blue ink that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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August 26, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that ADS Real Estate, Inc. has applied for a one year extension of 4-06-171 granted by the California Coastal Commission on August 7, 2008.

for: Construction of a 2-story, 7,306 sq. ft. single family home, with detached 3,737 sq. ft. garage, attached 308 sq. ft. garage, driveway, septic system, 7,500 gallon water tank, retaining walls, pool, 70' x 55' metal corral, 600 sq. ft., 25 ft. tall barn, 2,096 cu. yds. of grading (1,048 cu. yds. cut and 1,048 cu. yds. fill), and storage of a temporary 1,200 ft. construction trailer and temporary 160 sq. ft. construction storage container. The proposal also includes construction of a public trail and offer-to- dedicate a public trail easement.

at: 2195 Little Las Flores Dr, Topanga (Los Angeles County) (APN(s): 4448023009)

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

A handwritten signature in cursive script, appearing to read "Julie Reveles".

Julie Reveles
Staff Services Analyst

cc: Commissioners/File

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August 26, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Tom Van Daele has applied for a one year extension of 4-13-0401 granted by the California Coastal Commission on September 11, 2013.

for: Construction of a 8,180 sq. ft., 3-level, 20 ft.-high single family home with attached 815 sq. ft., 4-car garage, driveway, hammer-head turnaround, 9 retaining walls ranging in height from 1.7 ft. to 10.5 ft. high and totaling 1,309 linear feet of retaining wall, pool, spa, private septic system and private water main, vineyard, hardscaping, landscaping and irrigation system, minor widening of segments of Hawks Nest Trail and Skyhawk drive as required by Los Angeles County Fire Dept. and 7,730 cu.yds. of grading (6,810 cu.yds. of cut and 920 cu.yds. of fill), at 2525 Hawks Nest Trail, Topanga, Los Angeles County

at: 2525 Hawks Nest Trail, Topanga (Los Angeles County) (APN(s): -448011035)

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

A handwritten signature in cursive script that reads "Julie Reveles".

Julie Reveles
Staff Services Analyst

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F12

Prepared August 26, 2022 (for September 9, 2022 Hearing)

To: Coastal Commissioners and Interested Persons

From: John Ainsworth, Executive Director
Steve Hudson, South Central Coast District Director
Deanna Christensen, District Supervisor

**Subject: Certification Review for Channel Islands Harbor Public Works Plan
Amendment Number PWP-4-CIH-21-0005-1 (Boat Slip Mix)**

On June 10, 2022, the California Coastal Commission considered a proposed Channel Islands Harbor Public Works Plan (PWP) amendment (PWP-4-CIH-21-0005-1) to adjust requirements for the distribution of boat slips sizes and to change the minimum requirement for the total number of boat slips in the Harbor. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The Ventura County Board of Supervisors considered the Commission's conditional certification on July 26, 2022, and adopted a resolution (attached) acknowledging receipt of the Commission's certification of the Public Works Plan Amendment No. PWP-4-CIH-21-0005-1, and accepting and agreeing to the modifications suggested by the Commission. The document was transmitted to Commission staff on August 3, 2022.

The Executive Director has reviewed the County's July 26, 2022 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's September 9, 2022 meeting as part of the South Central Coast District Director's Report. The Commission meeting starts at 9am on September 9th, and the District Director's Report is item number 12 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject PWP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the PWP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as

PWP-4-CIH-21-0005-1 Certification Review

is required by the Commission's regulations in order to allow for the amended PWP to be certified in that form (see Title 14, Division 5.5, Section 13544 and Coastal Act Section 30605). Upon reporting this item to the Commission in the South Central Coast District Director's Report, the amended PWP will be certified as of that date and time.

If you have any questions about this PWP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the South Central Coast District office at (805) 585-1800 and/or southcentralcoast@coastal.ca.gov.

Attachment: Ventura County Board of Supervisors' July 26, 2022 Action (Resolution No. 22-130)

RESOLUTION NO. 22-130

**RESOLUTION OF THE VENTURA COUNTY BOARD OF SUPERVISORS TO
ACKNOWLEDGE, RECEIVE, ACCEPT, AND AGREE TO THE CALIFORNIA
COASTAL COMMISSION'S JUNE 10, 2022 PROPOSED MODIFIED APPROVAL OF
THE CHANNEL ISLANDS HARBOR PUBLIC WORKS PLAN SEVENTH
AMENDMENT (PWP-4-CIH-21-0005-1)**

WHEREAS, the Channel Islands Harbor Public Works Plan ("PWP") was certified by the California Coastal Commission ("Commission") on September 19, 1986;

WHEREAS, the Board of Supervisors of the County of Ventura ("Board"), after considering all written and oral testimony, including staff reports and recommendations, approved the seventh amendment to the PWP ("Seventh Amendment") at a legally noticed public hearing held by the Board on July 27, 2021, to adjust requirements for the distribution of boat slips sizes and to change the minimum requirement for the total number of boat slips in the Channel Islands Harbor;

WHEREAS, the Board, as a part of its approval, delegated authority to the Harbor Director on July 27, 2021, to take all actions necessary to obtain approval of the Seventh Amendment by the Commission;

WHEREAS, the Commission approved the proposed Seventh Amendment with one suggested modification, by unanimous vote on June 10, 2022;

WHEREAS, the Commission's staff, on June 14, 2022, sent a letter to the Harbor Director that constituted the Commission's "resolution of certification" of the proposed Seventh Amendment with modifications; and

WHEREAS, the Board of Supervisors, after reviewing the above-related facts, now wishes to accept and approve the Commission's modification and conditions to approval of the proposed Seventh Amendment;

NOW, THEREFORE, BE IT RESOLVED, ORDERED, AND DETERMINED THAT the Board hereby finds that (1) its approval of the Seventh Amendment to the PWP (PWP-4-CIH-21-0005-1), as modified by the Commission, is in the public interest and consistent with the California Coastal Act and its policies, and (2) said approval is exempt from the California Environmental Quality Act; and hereby acknowledges, receives, accepts, and approves the Seventh Amendment to the PWP as so modified by the Commission;

FURTHER BE IT RESOLVED, ORDERED, AND DETERMINED that the Board specifies the Clerk of the Board, 800 S. Victoria Avenue, Ventura, California, and the Harbor Department, 3900 Pelican Way, Oxnard, California, as the custodians and the location of the documents which constitute the record of proceedings upon which its decision is based; and

FINALLY, BE IT RESOLVED, ORDERED, AND DETERMINED that the Seventh Amendment to the PWP shall become effective and operative upon: 1) the adoption of this Resolution, and 2) further review and certification by the Commission.

Upon motion of Supervisor Parks, seconded by Supervisor Huber, duly carried, the foregoing Resolution was passed and adopted this 26th day of July 2022.

Carmen Huber

Chair, Ventura County
Board of Supervisors

ATTEST:
SEVET JOHNSON
Interim Clerk of the Board of Supervisors
County of Ventura, State of California



By: Lori Key
Deputy Clerk of the Board

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Prepared August 26, 2022 (for September 9, 2022 Hearing)

To: Coastal Commissioners and Interested Persons

From: John Ainsworth, Executive Director
Barbara Carey, South Central Coast District Manager
Jacqueline Phelps, South Central Coast District Supervisor

Subject: Certification Review for County of Ventura LCP Amendment Number LCP-4-VNT-21-0069-2 (ESHA Update)

On April 6, 2022, the California Coastal Commission considered a proposed County of Ventura LCP amendment (LCP-4-VNT-21-0069-2) to add policies and provisions to update the existing environmentally sensitive habitat area (ESHA) and biological resource protection policies, to add an ESHA map for the South Coast (Santa Monica Mountains) area of the County, and to remove the existing Harbor Planned Development Zone. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The County of Ventura Board of Supervisors considered the Commission's conditional certification on July 26, 2022, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications (see attachment).

The Executive Director has reviewed the County's July 26, 2022 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's September meeting on September 9, 2022 as part of the South Central Coast District Director's Report. The Commission meeting starts at 9am on September 9th, and the District Director's Report is item number 12 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the County adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the Commission, but rather is simply being reported to the Commission as

LCP-4-VNT-21-0069-2 Certification Review

is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the Central Coast District Director's Report, the amended LCP will be certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the South Central Coast District office at (805) 585-1800 and/or southcentralcoast@coastal.ca.gov.

Attachment: County of Ventura Board of Supervisors' July 26, 2022 Action

RESOLUTION NO. 22-136

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF VENTURA ACKNOWLEDGING RECEIPT OF, ACCEPTING, AND
AGREEING TO THE CALIFORNIA COASTAL COMMISSION'S CONDITIONAL
CERTIFICATION TO THE PHASE 2C TEXT AMENDMENTS TO THE
VENTURA COUNTY LOCAL COASTAL PROGRAM (PL17-0083)**

WHEREAS, the Board of Supervisors of Ventura County (Board of Supervisors), after considering all written and oral testimony on this matter, including County staff reports, exhibits, and Planning Commission recommendations, approved Local Coastal Program (LCP) Amendment Phase 2C at a legally noticed public hearing on October 19, 2021;

WHEREAS, the California Coastal Commission (Coastal Commission), after considering all written and oral testimony, Coastal Commission staff reports and recommendations, approved and conditionally certified the Phase 2C amendments as Amendment No. LCP-4-VNT-21-0069-2 to the LCP with 81 suggested modifications by a unanimous vote of 11 to 0 at its April 6, 2022, meeting;

WHEREAS, the Board of Supervisors now desires to complete the certification of LCP Amendment No. LCP-4-VNT-21-0069-2 by acknowledging receipt of the Coastal Commission's resolution of certification, which includes the suggested modifications, and accepting and agreeing to the modifications in accordance with California Code of Regulations, title 14, sections 13542, 13544, and 13544.5; and

WHEREAS, a legally noticed Board of Supervisors public hearing on this matter occurred in Ventura, California, on July 15, 2022.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby acknowledges receipt of the Coastal Commission's resolution of certification conditionally certifying LCP Amendment No. LCP-4-VNT-21-0069-2, with suggested modifications, and accepts and agrees to the modifications.

BE IT FURTHER RESOLVED that LCP Amendment No. LCP-4-VNT-21-0069-2 shall become final, effective and operative upon the Coastal Commission's concurrence with its Executive Director's determination pursuant to California Code of Regulations, title 14, section 13544.

BE IT FURTHER RESOLVED that the Board of Supervisors designates the Clerk of the Board, 800 South Victoria Avenue, Ventura, California, as the custodian and location of the documents which constitute the record of proceedings upon which its above decisions are based.

Upon a motion by Supervisor Parks, and seconded by Supervisor Long, duly carried, the foregoing Resolution was passed and adopted this 26th day of July, 2022.

Carmen Ramirez
Supervisor Carmen Ramirez
Chair, Board of Supervisors
County of Ventura

ATTEST:

Sevet Johnson
Interim Clerk of the Board of Supervisors
County of Ventura, State of California

By: Lori Key
Deputy Clerk of the Board

