

**CALIFORNIA COASTAL COMMISSION**

SOUTH CENTRAL COAST DISTRICT OFFICE  
89 SOUTH CALIFORNIA ST., SUITE 200  
VENTURA, CA 93001  
(805) 585-1800



# Th13

## South Central Coast District Deputy Director's Report for April 2023

**Prepared April 05, 2023 (for the April 13, 2023 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, immaterial CDP extensions, emergency CDPs and LCP certification reviews for the South Central Coast District Office are being reported to the Commission on April 13, 2023. 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 April 13th.

With respect to the April 13th 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 April 13, 2023 (see attached)**

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#### **Waivers**

- \* 4-23-0185-W, McGuire (Goleta)

#### **Immaterial Amendments**

- \* 4-95-161-A1, Johnson (Topanga)
- \* 4-07-101-A2, 1338, LLC (Topanga)

#### **Immaterial Extensions**

- \* 4-17-0264-E4, City of Goleta, (Goleta)

#### **Emergency Permits**

- \* G-4-23-0033-W, Carpinteria State Beach, (Santa Barbara)

#### **LCP Certification Reviews**

- \* None

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March 20, 2023

## 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:** 4-23-0185-W

**Applicant:** Christina & Hugh McGuire

**Location:** 7658 Newport Dr, Goleta (Santa Barbara County) (APN(s): 079-492-009)

**Proposed Development:** Conversion of an existing attached 468 sq. ft. garage into a junior accessory dwelling unit (JADU) with a bathroom and kitchenette. 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 to avoid impacts to water quality 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 the April 12<sup>th</sup> – 14<sup>th</sup>, 2023 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,

Dr. Kate Huckelbridge  
Executive Director

Original on File signed by:

Jonathan Hasbun  
Coastal Program Analyst

cc: Commissioners/File

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Dr. Kate Huckelbridge, Executive Director

**DATE:** April 4, 2023

**SUBJECT:** Coastal Development Permit No. 4-95-161 granted to Jerry Johnson for the development described below at 975 Greenleaf Canyon Road, Topanga, Los Angeles County (APN: 4444-030-021) consisting of:

Construction of two story, 4,350 square foot single family residence with a private septic system, swimming pool, water well and water tank on a previously graded building pad (under a separate permit).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (4-95-161-A1) to the above referenced permit, which would result in the following change(s):

**Modifications to the backyard and pool area of the residential development, consisting of reconfiguration of the approved pool, spa, and pool equipment pad within the approved development area; removal of an unpermitted above-ground pool, a 156 square foot garden shed, and 1,150 square feet of associated hardscape; installation of native, drought-resistant plants in areas disturbed by the removal of unpermitted development for erosion control purposes; and retention of an as-built, 5-foot high wildlife permeable fence around the approved development area (320 linear feet). The new in-ground pool dimensions would be 16 feet by 45 feet with an adjacent spa (6 feet by 9 feet) and 924 square feet of hardscape encompassing the pool area. All excess material and debris will be removed from the site and transported to an appropriate disposal facility outside of the coastal zone.**

**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 modifications to the approved residential development to change the configuration of the approved pool and associated hardscape, add fencing around the pool area, and to remove an unpermitted above-ground pool, storage shed, and associated hardscape. The new pool and spa would be located closer to the approved residence and the project changes will remain within the approved development envelope. 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 Jonathan Hasbun at the Commission’s Ventura office at [Jonathan.Hasbun@coastal.ca.gov](mailto:Jonathan.Hasbun@coastal.ca.gov) or (805) 585-1800.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Dr. Kate Huckelbridge, Executive Director

**DATE:** March 30, 2023

**SUBJECT:** Coastal Development Permit No. 4-07-101 granted to 1338, LLC, for the development described below located at 2575 Applefield Lane, Santa Monica Mountains, Los Angeles County consisting of:

Construction of a two-story, 33-ft. high, 6,290 sq. ft. single-family residence with 2,445 sq. ft. subterranean basement/garage, septic system, 1,000-ft. long, 16 to 20-ft. wide access road with three hammerhead turnarounds, keystone retaining walls, and 11,266 cu. yds. of grading (6,288 cu. yds. cut, 4,978 cu. yds. fill). The application also includes restorative grading and revegetation of previously graded roadways and a pad area, and request for after-the-fact approval to retain an existing water well, 10,000-gal underground water tank, an existing ground-mounted solar panel array with utility shed and fencing, and to temporarily retain existing single-wide mobile home, one travel trailer, two storage containers, and a tool shed during construction.

Previously amended in **4-07-101-A1** to:

Revisions to the design and configuration of the approved single-family residence, which include reducing the single-family residence from 6,290 sq. ft. to 2,924 sq. ft., reducing the basement from 2,445 sq. ft. to 367 sq. ft., adding a detached 459 sq. ft. garage with a 338 sq. ft. workshop and 662 sq. ft. storage area adjacent to the residence, reducing the height of the residential development from 33 ft. to 30 ft., adding a pool and patio, increasing the size of the ground-mounted solar panel array, eliminating one hammerhead turnaround, modifying the configuration of keystone retaining walls, and reducing grading from 11,266 cu. yds. to 9,237 cu. yds. of grading (5,218 cu. yds. cut, 4,019 cu. yds. fill).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment (**4-07-101-A2**) to the above referenced permit, which would result in the following change(s):

**Revisions to the design and configuration of the approved single-family residence, which include: increasing the single-family residence from 2,924 sq. ft. to 3,286 sq. ft., removing the 367 sq. ft. basement; reconfiguring the detached accessory building adjacent to the residence by increasing the garage from 459 sq. ft. to 761 sq. ft., reducing the workshop from 338 sq. ft. to 320 sq. ft., and decreasing the storage area from 662 sq. ft. to 377 sq. ft.; removing a pool; modifying the configuration of hardscape, including patios,**

stairs, walls, and parking area; relocating a hot tub; adding a 170 sq. ft. green roof area; reducing the size of the ground-mounted solar panel array and adding two trellises with solar panels above a roof patio and above the parking area east of the garage; adding a 5,000-gal underground rainwater/irrigation water storage tank under the parking area east of the garage; slightly relocating the onsite wastewater treatment system and the underground potable water tank; modifying the configuration of retaining walls; and reducing grading from 9,237 cu. yds. to 7,579 cu. yds. of grading (4,655 cu. yds. cut, 2,924 cu. yds. fill).

## ***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 and re-configuration of the approved residential development. The amended project consists of a more clustered development area of the original project approval within the footprint of the original approved project, further reduced grading (1,658 cu. yds. less than the first amendment), and reducing the primary residence structure by 5 sq. ft. by removing a basement (while slightly increasing the area of the aboveground portion of the two-story residence). The proposed amendment will not result in any different or additional adverse impacts to coastal resources including scenic resources 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 Walt Deppe at the Commission's Ventura office at [Walt.Deppe@coastal.ca.gov](mailto:Walt.Deppe@coastal.ca.gov) or (805) 585-1800.

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April 03, 2023

### 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. extension 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,

Kate Huckelbridge, PhD  
Executive Director

Julie Reveles  
Staff Services Analyst

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**Deputy Directors Report Memo**

March 30, 2023

To: California Coastal Commissioners and Interested Public

From: South Central Coast District Staff

Subject: **Memo for Item Th13, South Central Deputy Director's Report, 30611 Emergency Permit Waiver No. G-4-23-0033-W (Carpinteria State Beach) for the Commission Meeting of April 13, 2023**

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On March 20, 2023, following a series of winter storm events, staff of the California Department of Parks and Recreation (State Parks) notified Commission staff via email of an emergency situation involving a buildup of tree trunks, branches and other woody marine debris located at Carpinteria State Beach in Santa Barbara County. State Parks staff indicated that it was important to remove debris from the beach in order to prevent the building of potentially hazardous driftwood structures, discourage the kindling of illegal beach bonfires, and eliminate the impediment posed to passage of lifeguard vehicles that patrol and service that stretch of beach. Given the potential risks to public safety associated with the same, State Parks staff determined it was necessary to undertake emergency actions located within the Commission's retained coastal development permit jurisdiction.

The description for emergency actions that State Parks provided as notification of activities within the Commission's retained permit jurisdiction, pursuant to Section 30611 of the Coastal Act, included the use of hand crews to chop and assemble debris that was then scooped and removed from the beach by excavators. All woody debris was transported from the beach and deposited into green waste dumpsters at two staging areas located within the parking lot at Carpinteria State Beach. Staging and heavy equipment access caused limited temporary loss of parking at a day use parking lot and temporary closure of several camp sites. A qualified biologist was onsite for any debris removal near the mouth of Carpinteria Creek and bird nesting areas to ensure natural resources were protected from adverse effects due to heavy equipment use. Natural wrack was retained on the beach to the maximum extent feasible. The work began on March 21, 2023 and was completed on March 29, 2023.

After discussion with State Parks about the work proposed to alleviate the emergency situation and the potential for impacts to coastal resources, Commission staff determined that this project qualifies for an Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by State Parks, a public agency, was necessary to protect life and public property from imminent danger.



2. Commission staff was notified of the emergency situation within three days of State Park staff's discovery that presence of large amounts of woody debris created emergency public safety conditions on the beach.
3. The project does not include any permanent erection of any structures.
4. The project impacts are temporary in nature and best management practices are being employed in the project operations to minimize impacts to coastal resources.