

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
(805) 585-1800 WWW.COASTAL.CA.GOV



F10

South Central Coast District Deputy Director's Report for May 2024

Prepared April 30, 2024 (for the May 10, 2024 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, emergency CDPs and LCP Certification Reviews for the South Central Coast District Office are being reported to the Commission on May 10, 2024. 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 May 10th.

With respect to the May 10th 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 May 10, 2024 (see attached)

Waivers

- 4-23-0827-W, City of Oxnard (Oxnard)
- 4-24-0249-W, Walls (Santa Barbara County)
- 4-24-0325-W, Ventura Port District (Ventura County)
- 4-24-0342-W, California Department of Parks and Recreation (Carpinteria)

Immaterial Extensions

- 4-04-120-E10, Wallis (Calabasas)

LCP Certification Review

- LCP-4-STB-23-0007-1, Childcare Facilities (Santa Barbara County)

Emergency Permits and Amendments

- None

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April 24, 2024

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: 4-23-0827-W

Applicant: City of Oxnard

Location: Approximately 370 linear feet of seawall and pilasters along West Hemlock Street within the Mandalay Bay Residential Community, Channel Islands Harbor, Oxnard (Ventura County).

Proposed Development:

Repair of the pilasters along West Hemlock Street within the Mandalay Bay Residential Community will consist of removing approximately 2" of the existing deteriorated concrete surface of each pilaster, applying a corrosion resistant epoxy over any exposed reinforcing bars and securing a new 6.5" concrete pilaster jacket over the roughened surface using a marine concrete mix. The West Hemlock Street seawall repairs will consist of removing approximately 1" of the existing deteriorated concrete surface over the entire length of the seawall repairs and securing a fiber reinforced polymer (FRP) panel over the exposed surface using a marine concrete mix. New weep holes will also be installed along the seawall to relieve hydrostatic pressure. In addition, the project includes the implementation of proposed Best Management Practices (BMPs) consisting of the use of a containment boom, silt curtain, and plastic tarps covering work platforms at each workstation will catch debris. Any leaks or spills of epoxy or marine concrete mix will be immediately cleaned up.

The proposed work was previously approved in 2017 as part of Waiver No. 4-17-0348-W, but was never implemented. The subject new permit application was submitted to reflect several minor changes to the proposed project plans relating to building code

Coastal Development Permit De Minimis Waiver
4-23-0827-W

updates, product availability, and adjacent dock layout that have occurred since the 2017 authorization.

Rationale: The proposed project is relatively minor in nature. The project involves the repair of an existing seawall and pilasters within a section of the inland waterways in Mandalay Bay, a residential marina community constructed in the 1970s. The seawall and pilasters currently exhibit corrosion spalling and in some cases overstress cracking due to overloading and are at risk of premature failure if not repaired. The proposed repairs will provide additional strength, durability, and corrosion protection. All repairs will be occurring on the face of existing seawall panels and pilasters above low tides and in dry conditions. No dock guide piles will be removed or replaced for project access. A current marine survey concluded that the project area does not include any eelgrass beds or *Caulerpa taxifolia* nor does it support any high value marine habitat for fish and invertebrates. In addition, the proposed work will implement best management practices including the use of a containment boom, silt curtain, and plastic tarps covering work platforms, at each workstation to catch debris, and to protect water quality and coastal resources. 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 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.

Sincerely,

Dr. Kate Huckelbridge

Executive Director

Original on File signed by:

Sam Fearer

Sam Fearer
Coastal Program Analyst

cc: Commissioners/File

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April 19, 2024

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: 4-24-0249-W

Applicant: Melony Hiatt Walls

Location: 330 Pebble Beach Dr., Goleta (Santa Barbara County) (APN: 079-322-09)

Proposed Development: Conversion of an existing attached 437 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 quarter-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 May 8, 2024 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.

Coastal Development Permit De Minimis Waiver
4-24-0249

Sincerely,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:

Gabriella Gough
Coastal Program Analyst

cc: Commissioners/File

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April 23, 2024

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: 4-24-0325-W

Applicant: Ventura Port District

Location: Harbor Cove Beach and Surfers Knoll, Spinnaker Drive, Ventura, Ventura County 93001 (APN: 080-024-020)

Proposed Development: One-time beach management activities including: 1) the removal of wind-blown sand from the seaward edge of Spinnaker Drive, the walls surrounding the Harbor Cove and Surfers Knoll public parking lots, and public restrooms and showers; 2) placement of sand back onto the beach; and the removal of woody debris deposited on the beach during winter storm events. Equipment will utilize established access points and debris will be taken offsite for disposal. No vegetation removal is proposed, and all project activities will be located outside of ESHA areas and above the wrack line. The proposed project also includes implementation of best management practices to ensure sensitive species and habitats are protected.

Rationale: The proposed project is minor in nature as it involves relocation of accumulated sand and the removal of debris that interferes with the public's access to facilities. The project will not disturb any sensitive biological resources, and the applicant has proposed best management practices to avoid impacts to water quality and sensitive habitat areas. 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(b) of the California Code of Regulations. The Notice of Pending Permit shall

Coastal Development Permit De Minimis Waiver

4-24-0325-W

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:

Gabriella Gough

Gabriella Gough
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



April 26, 2024

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: 4-24-0342-W

Applicant: California Department of Parks and Recreation

Location: Carpinteria State Beach, 205 Palm Avenue, City of Carpinteria, County of Santa Barbara (APN Nos. 003-502-001, 003-502-002, 003-510-004, 003-510-003, 003-520-003, 003-530-007)

Proposed Development: One-time removal of large woody debris deposited during winter storm events from approximately 2,500 linear feet of shoreline. Two established vehicle entry points will be used to access the beach and debris will be taken offsite for disposal. No grading or removal of vegetation is proposed and all work will be conducted above the wrack line. The applicant has proposed to implement best management practices, conduct pre-construction biological surveys, and utilize onsite monitors to identify and avoid sensitive habitat and species.

Rationale: The proposed project to remove debris from the Carpinteria State Beach shoreline is minor in nature. The project will not disturb any sensitive biological resources, and the applicant has proposed to conduct pre-construction biological surveys and implement best management practices to avoid impacts to sensitive habitat and water quality during project activities. 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(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

Coastal Development Permit De Minimis Waiver

4-24-0342-W

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:

Brooke Lutz
Coastal Program Analyst

cc: Commissioners/File

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April 29, 2024

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, 2023.

for: Construction of a new 5,392 sq. ft., two-story, 28 ft. high single-family residence with 720 sq. ft. attached garage, 1,250 sq. ft. detached workshop, 750 sq. ft. guest unit, swimming pool, septic system, entry gate, fencing, retaining walls, driveway, and 1,244 cu. yds. grading (748 cu. yds. cut, 496 cu. yds. fill).

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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

Notice of Extension Request for Coastal Development Permit
4-04-120

Original on File signed by:

Diana Gonzalez
Staff Services Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA STREET, SUITE 200
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PHONE: (805) 585-1800
WEB: WWW.COASTAL.CA.GOV



F10

Prepared April 25, 2024 (for May 10, 2024 Hearing)

To: Coastal Commissioners and Interested Persons

From: Dr. Kate Huckelbridge, Executive Director
Barbara Carey, South Central Coast District Manager
Deanna Christensen, District Supervisor
Denise Gonzalez, Coastal Program Analyst

**Subject: Certification Review for County of Santa Barbara LCP Amendment
Number LCP-4-STB-23-0007-1 (Childcare Facilities)**

On February 7, 2024, the California Coastal Commission considered a proposed County of Santa Barbara LCP amendment (LCP-4-STB-23-0007-1) to amend sections of the Implementation Program/Coastal Zoning Ordinance regarding childcare facilities to comply with recent changes to state requirements. 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 Santa Barbara Board of Supervisors considered the Commission's conditional certification on April 2, 2024, 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 April 2, 2024 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 May meeting on May 10, 2024 as part of the South Central Coast District Director's Report. The Commission meeting starts at 9am on May 10th, and the District Director's Report is item number 10 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 is required by the Commission's regulations in order to allow for the amended LCP to be

LCP-4-STB-23-0007-1 Certification Review

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 Santa Barbara Board of Supervisors' April 2, 2024 Action

ATTACHMENT 2

RESOLUTION OF THE BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF APPROVING AN AMENDMENT) RESOLUTION NO. 24 - 74
TO THE SANTA BARBARA COUNTY LOCAL)
COASTAL PROGRAM TO AMEND ARTICLE II, THE) Case No. 22ORD-00005
COASTAL ZONING ORDINANCE, OF CHAPTER 35,)
ZONING, OF THE SANTA BARBARA COUNTY)
CODE, REGARDING THE CHILDCARE FACILITIES)
AND MINOR ORDINANCE, AS MODIFIED BY THE)
CALIFORNIA COASTAL COMMISSION.)

WITH REFERENCE TO THE FOLLOWING:

- A. Whereas on November 29, 2022, pursuant to Ordinance No. 5168, the Board of Supervisors (Board) of the County of Santa Barbara (County) approved an amendment to the County's Local Coastal Program (LCP) by amending Article II, the Coastal Zoning Ordinance (Article II), of Chapter 35, Zoning, of the County Code (Case No. 22ORD-00005), regarding the Childcare Facilities and Minor Ordinance Amendments;
- B. Whereas on January 24, 2023, the Board adopted Resolution No. 23-11 authorizing staff to submit said amendment to the California Coastal Commission for review and certification as an amendment to the County's certified LCP;
- C. Whereas on February 7, 2024, the Coastal Commission approved a resolution of conditional certification with suggested modifications for this amendment to the County's certified LCP (Coastal Commission Case No. LCP-4-STB-23-0007-1); and
- D. Whereas the Board finds the suggested modifications to be acceptable.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The above recitations are true and correct.
- 2. The Board acknowledges receipt of the Coastal Commission's resolution of conditional certification with suggested modifications and accepts and agrees to the modifications through an amendment to the County's certified LCP (Article II) as required by the Coastal Commission's Administrative Regulations Section 13544(a), and agrees to issue Coastal Development Permits for the total area included in the County's certified LCP, consistent with the modification of Ordinance No. 5168 as certified by the Coastal Commission.
- 3. The Board agrees to any non-substantive changes made by Planning and Development staff to Ordinance No. 5168 to renumber inconsistent section numbering as a result of certification timing and to reflect the Coastal Commission's suggested modifications (Exhibit A).

4. The Board will submit this acknowledgment to the Coastal Commission to demonstrate conformity with the provisions of the Coastal Commission's action to certify the amendment to the LCP in compliance with the Coastal Commission's Administrative Regulations Section 13544(b).
5. The Chair of the Board is hereby authorized and directed to sign and certify all documents and other materials in accordance with this Resolution to reflect the Board's action described above.
6. The Board directs the Planning and Development Department to submit this Resolution to the Executive Director of the Coastal Commission.

PASSED, APPROVED AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this 2nd day of April, 2024, by the following vote:

AYES: Supervisors Williams, Capps, Hartmann, Nelson and Lavagnino

NOES: None

ABSTAINED: None

ABSENT: None



STEVE LAVAGNINO, CHAIR
BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA

ATTEST:

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: 
Deputy Clerk

APPROVED AS TO FORM:

RACHEL VAN MULLEM
COUNTY COUNSEL

By: 
Deputy County Counsel

