

PLEASE NOTE:

THIS FILE IS ONLY UPDATED PERIODICALLY

For further updates call:

(562)590-5071

**CURRENT AS OF 07 MARCH 2024
(12PM)**

NOTICE

Effective 1 January 2020, appeals sent via e-mail will
only be accepted if e-mailed to:

SouthCoast@coastal.ca.gov

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/11/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



RECEIVED
South Coast Region

FEB 26 2024

CALIFORNIA
COASTAL COMMISSION

**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: February 14, 2024

Case No.: CDP-2024-0263

Applicant Name: Ben Medina

Project Location: 31561 Table Rock #420

Project Planner: Jessica Mendoza

Project Description:

New AC unit - within 50 feet away of the edge of a coastal bluff.

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

☐ Improvements to Structures Other Than Single-Family. The proposed improvements to an existing structure (including attached fixtures and landscaping) other than single-family dwellings or public works facilities are not classified as one of the following:

- 1) Nonexemptions (a) through (g) contained in the list above under Improvements to Single-family Homes;
- 2) Changes the intensity of use of the structure;
- 3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium or stock cooperative conversion;
- 4) Significant alteration of land forms including removal or placement of vegetation on a beach or sand dune, in a wetland or stream, within 100' of the edge of a coastal bluff or stream or in a highly scenic area, and/or in an environmentally sensitive area.

☒ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

- a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
 1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;



- c) Any method of routine maintenance dredging that involves:
1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
 2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
 3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;
- d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
 2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

☐ Utility Connections. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development is approved pursuant to Laguna Beach Municipal Code Chapter 25.07.008.

☐ Destroyed Structures. The replacement of any structure, other than a public works facility, destroyed by natural disaster is exempt, provided such replacement structure is designed and intended for the same use as the destroyed structure and further, such replacement structure does not exceed the floor area, height or bulk of the destroyed structure by more than 10% and is sited in the same location on the same building site as the destroyed structure.

☐ Temporary Events on Beach Areas. Temporary events on beach areas that do not meet all of the following criteria:

1. Held between Memorial Day weekend and Labor Day;
2. Occupy all or a portion of a sandy beach area
3. Involve a charge for general public admission or seating where no fee is currently charged for use of the same area (not including booth or entry fees)

Please be advised that only the project described above is exempt from the permit requirements of the certified Local Coastal Program for Laguna Beach. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the project applicant. If any of the submitted information is found to be incorrect or incomplete, this exemption will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

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Community Development Department
City of Laguna Beach
(949) 497-0712

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/11/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



RECEIVED
South Coast Region

FEB 26 2024

CALIFORNIA
COASTAL COMMISSION

**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: February 14, 2024

Case No.: CDP-2024-0262

Applicant Name: Ben Medina

Project Location: 31561 Table Rock Drive #419

Project Planner: Jessica Mendoza

Project Description:

New AC unit - within 50 feet away of the edge of a coastal bluff.

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

☐ Improvements to Structures Other Than Single-Family. The proposed improvements to an existing structure (including attached fixtures and landscaping) other than single-family dwellings or public works facilities are not classified as one of the following:

- 1) Nonexemptions (a) through (g) contained in the list above under Improvements to Single-family Homes;
- 2) Changes the intensity of use of the structure;
- 3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium or stock cooperative conversion;
- 4) Significant alteration of land forms including removal or placement of vegetation on a beach or sand dune, in a wetland or stream, within 100' of the edge of a coastal bluff or stream or in a highly scenic area, and/or in an environmentally sensitive area.

☒ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

- a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
 1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;



- c) Any method of routine maintenance dredging that involves:
1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
 2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
 3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;
- d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
 2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

☐ Utility Connections. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development is approved pursuant to Laguna Beach Municipal Code Chapter 25.07.008.

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1. Held between Memorial Day weekend and Labor Day;
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Community Development Department
City of Laguna Beach
(949) 497-0712

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/13/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



RECEIVED
South Coast Region

FEB 28 2024

CALIFORNIA
COASTAL COMMISSION

**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: February 22, 2024

Case No.: CDP-24-0327

☒ Appealable

☐ Non-Appealable

Applicant Name: City of Laguna Beach Public Works Department (Pierre Sawaya, Sr, Project Mgr)

Project Location: Public Right-of-Way -West St Underground Utility Assessment District 2021-1

Project Planner: Wendy Jung, Principal Planner

Project Description:

Placement of aboveground utilities associated with an underground project. Aboveground structures include riser poles, SDGE antenna pole, guy anchors, bollards, SDGE pad-mounted transformers, SDGE SCADA switch cabinet, SDGE terminator cabinets, Cox pedestals and retaining walls. The project area is generally bounded by West Street to the north, Eagle Rock Way to the south, Paseo Del Sur and Rico Road to the east, and Monterey Street to the west.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;



- c) Any method of routine maintenance dredging that involves:
1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
 2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
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Community Development Department
City of Laguna Beach
(949) 497-0712

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/14/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



RECEIVED
South Coast Region

FEB 29 2024

CALIFORNIA
COASTAL COMMISSION

**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: 02/26/2024

Case No.: CDP-2024-0329

Applicant Name: Andrew Heller

Project Location: 1580 Via Majorca

Project Planner: Claire Park

☒ Appealable

☐ Non-Appealable

Project Description:

Replacing existing skylights. Replacing tile at the second floor exterior deck (repair work).

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

- ☐ Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:
- a) Guest houses and self-contained accessory dwelling units;
 - b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
 - c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:
 1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
 2. An increase in height of more than 10% of any structure,
 3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
 - d) Expansion or construction of a water well or septic system;
 - e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
 - f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
 - g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.
 - h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50' of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas



☒ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

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 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;
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 1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
 2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
 3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;
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 1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
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Community Development Department
City of Laguna Beach
(949) 497-0712

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/14/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



RECEIVED
South Coast Region

FEB 29 2024

CALIFORNIA

COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 02/21/2024

Case No.: CDP-2024-0304

Applicant Name: Katerina Burianova

Project Location: 2883 Wards Terrace

Project Planner: Claire Park

Project Description:

Repair of an existing deck in kind (changing out the framing joists).

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

- ☐ Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:
- a) Guest houses and self-contained accessory dwelling units;
 - b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
 - c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:
 1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
 2. An increase in height of more than 10% of any structure,
 3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
 - d) Expansion or construction of a water well or septic system;
 - e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
 - f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
 - g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.
 - h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50' of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas



☒ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

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 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
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 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;
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 1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
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 3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;
- d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
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City of Laguna Beach
(949) 497-0712

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APPEAL RECEIVED: ☐ YES NO ☐ _____



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South Coast Region

FEB 29 2024

CALIFORNIA
COASTAL COMMISSION

**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: 02/20/2024

Case No.: CDP-2024-0292

Applicant Name: Stephen Shelley Roofing

Project Location: 31881 Circle Drive

Project Planner: Claire Park

Project Description:

Remove and replace existing roofing material

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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 - b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
 - c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:
 1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
 2. An increase in height of more than 10% of any structure,
 3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
 - d) Expansion or construction of a water well or septic system;
 - e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
 - f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
 - g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.
 - h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50' of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas



☒ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

- a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
 1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;
- b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;
- c) Any method of routine maintenance dredging that involves:
 1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
 2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
 3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;
- d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
 1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
 2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

Please be advised that only the project described above is exempt from the permit requirements of the certified Local Coastal Program for Laguna Beach. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the project applicant. If any of the submitted information is found to be incorrect or incomplete, this exemption will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Exemption determinations are appealable to the Coastal Commission by the applicant or any person who, in person or through a representative, informed the City of the nature of his or her concerns or who for good cause was unable to do either. The appeal shall be filed within 10 working days from the date of the Coastal Commission receipt and filing of a complete record of exemption. The grounds for appeal to the Commission shall be limited to an allegation that the development is not exempt as set forth above.

Community Development Department
City of Laguna Beach
(949) 497-0712

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 3/21/2024

APPEAL RECEIVED: ☐ YES NO ☐ _____



**COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED**

Date: 03/07/2024

Case No.: CDP 24-0437



☒ Appealable

☐ Non-Appealable

Applicant Name: Markus Lenger

Project Location: 30801 Coast Hwy

Project Planner: Sarah Olsen, Planning Technician

Project Description:

Replace existing grease interceptor near spa pool in northwest corner of property.

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

- ☐ Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:
- a) Guest houses and self-contained accessory dwelling units;
 - b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
 - c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:
 - 1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
 - 2. An increase in height of more than 10% of any structure,
 - 3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
 - d) Expansion or construction of a water well or septic system;
 - e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
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 1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
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