

# RECORD PACKET COPY

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STATE OF CALIFORNIA—THE RESOURCES AGENCY

PETE WILSON, Governor

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA  
245 W. BROADWAY, STE. 380  
P.O. BOX 1450  
LONG BEACH, CA 90802-4416  
(310) 590-5071

Page 1 of 4  
Permit Application No. 5-96-012  
Date 2/22/96



### ADMINISTRATIVE PERMIT

APPLICANT: Mr. & Mrs. Kenneth J. Strottman

PROJECT DESCRIPTION: Demolition of existing single family residence and construction of two-story, 29 foot high, 3531 square foot single family residence with an attached 3-car, 615 square foot garage. The subject site is a waterfront lot in Newport Harbor.

PROJECT LOCATION: 101 Harbor Island Drive, Newport Beach, Orange County

EXECUTIVE DIRECTOR'S DETERMINATION: The findings for this determination, and for any special conditions, appear on subsequent pages.

NOTE: P.R.C. Section 30624 provides that this permit shall not become effective until it is reported to the Commission at its next meeting. If one-third or more of the appointed membership of the Commission so request, the application will be removed from the administrative calendar and set for public hearing at a subsequent Commission meeting. Our office will notify you if such removal occurs.

This permit will be reported to the Commission at the following time and place:  
Thursday, March 14, 1996 at 9:00 a.m.  
Radisson Hotel-Santa Barbara  
1111 E. Cabrillo Blvd. (805) 963-0744

IMPORTANT - Before you may proceed with development, the following must occur:

Pursuant to 14 Cal. Admin. Code Sections 13150(b) and 13158, you must sign the enclosed duplicate copy acknowledging the permit's receipt and accepting its contents, including all conditions, and return it to our office. Following the Commission's meeting, and once we have received the signed acknowledgement and evidence of compliance with all special conditions, we will send you a Notice of Administrative Permit Effectiveness.

BEFORE YOU CAN OBTAIN ANY LOCAL PERMITS AND PROCEED WITH DEVELOPMENT, YOU MUST HAVE RECEIVED BOTH YOUR ADMINISTRATIVE PERMIT AND THE NOTICE OF PERMIT EFFECTIVENESS FROM THIS OFFICE.

PETER DOUGLAS  
Executive Director

By: Meg Vaughan  
Title: Staff Analyst

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date this permit is reported to the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

EXECUTIVE DIRECTOR'S DETERMINATION (continued):

The Executive Director hereby determines that the proposed development is a category of development which, pursuant to PRC Section 30624, qualifies for approval by the Executive Director through the issuance of an administrative permit. Subject to Standard and Special Conditions as attached, said development is in conformity with the provisions of Chapter 3 of the Coastal Act of 1976, will not prejudice the ability of the local government to prepare a Local Coastal Program that is in conformity with the provisions of Chapter 3, and will not have any significant impacts on the environment within the meaning of the California Environmental Quality Act. If located between the nearest public road and the sea, this development is in conformity with the public access and public recreation policies of Chapter 3.

FINDINGS FOR EXECUTIVE DIRECTOR'S DETERMINATION:A. Project Description

The applicant proposes to demolish an existing single family residence and to construct a two-story, 29 foot high, 3531 square foot single family residence with an attached 3-car, 615 square foot garage.

The subject site fronts on Newport Harbor. A boat dock and ramp currently exist at the subject site. Although the subject site is located between the sea and the first public road the proposed development, replacement of a single family residence, will not create adverse impacts on public access.

B. Adjacent Property

The subject permit includes only development on the applicants' property. The project plans indicate that existing development on the subject site, including lawn area, concrete patio, and wooden fence, extends beyond the subject site onto the adjacent parcel. No work is currently proposed on the adjacent parcel. Any future development on the adjacent parcel will require approval of a coastal development permit. A coastal development permit cannot be processed without the owner's consent.

C. Local Coastal Program

Section 30604(a) of the Coastal Act provides that a coastal development permit shall be issued only if the proposed development would not prejudice the ability of the local government having jurisdiction to prepare a local coastal program (LCP) which conforms with, and is adequate to carry out, the Chapter 3 policies of the Coastal Act.

The Newport Beach Land Use Plan (LUP) was certified on May 19, 1982. The proposed development is consistent with the certified Land Use Plan land use designation for the site. The proposed development is consistent with the policies of the Land Use Plan and with the Chapter 3 policies of the Coastal Act. Therefore, the Executive Director determines that the proposed development will not prejudice the ability of the City of Newport Beach to prepare a local coastal program consistent with the Chapter 3 policies of the Coastal Act.

D. California Environmental Quality Act

Section 13096 of Title 14 of the California Code of Regulations requires Commission approval of Coastal Development Permits to be supported by a finding showing the permit to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(i) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment.

The proposed project has been found consistent with the Chapter 3 policies of the Coastal Act. There are no feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. Therefore, the Executive Director determines that the proposed project can be found consistent with the requirements of the Coastal Act to conform to CEQA.

**SPECIAL CONDITIONS:****1. Limits of Permit**

This permit approves only the development described herein and on the approved plans. No development is approved on the adjacent parcel. An application for a coastal development permit for any future development on the adjacent parcel must include the consent of the property owner. Any future development on the adjacent parcel shall require approval of a coastal development permit.

**ACKNOWLEDGMENT OF PERMIT RECEIPT/ACCEPTANCE OF CONTENTS:**

I/We acknowledge that I/we have received a copy of this permit and have accepted its contents including all conditions.

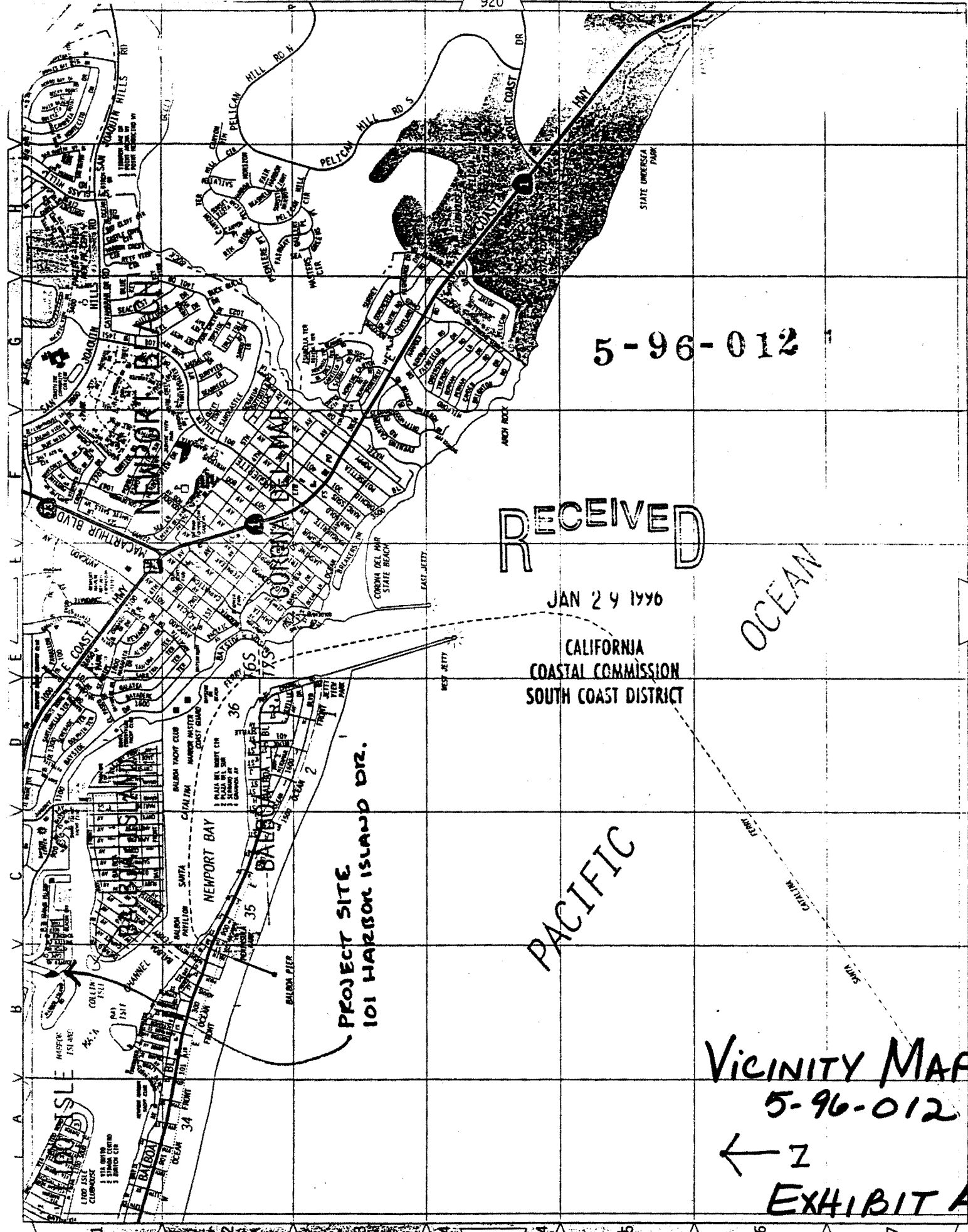
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Applicant's Signature

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Date of Signing

6324F



5-96-012

RECEIVED

JAN 29 1996

CALIFORNIA  
COASTAL COMMISSION  
SOUTH COAST DISTRICT

OCEAN

PACIFIC

PROJECT SITE  
101 HARBOR ISLAND DR.

VICINITY MAP  
5-96-012

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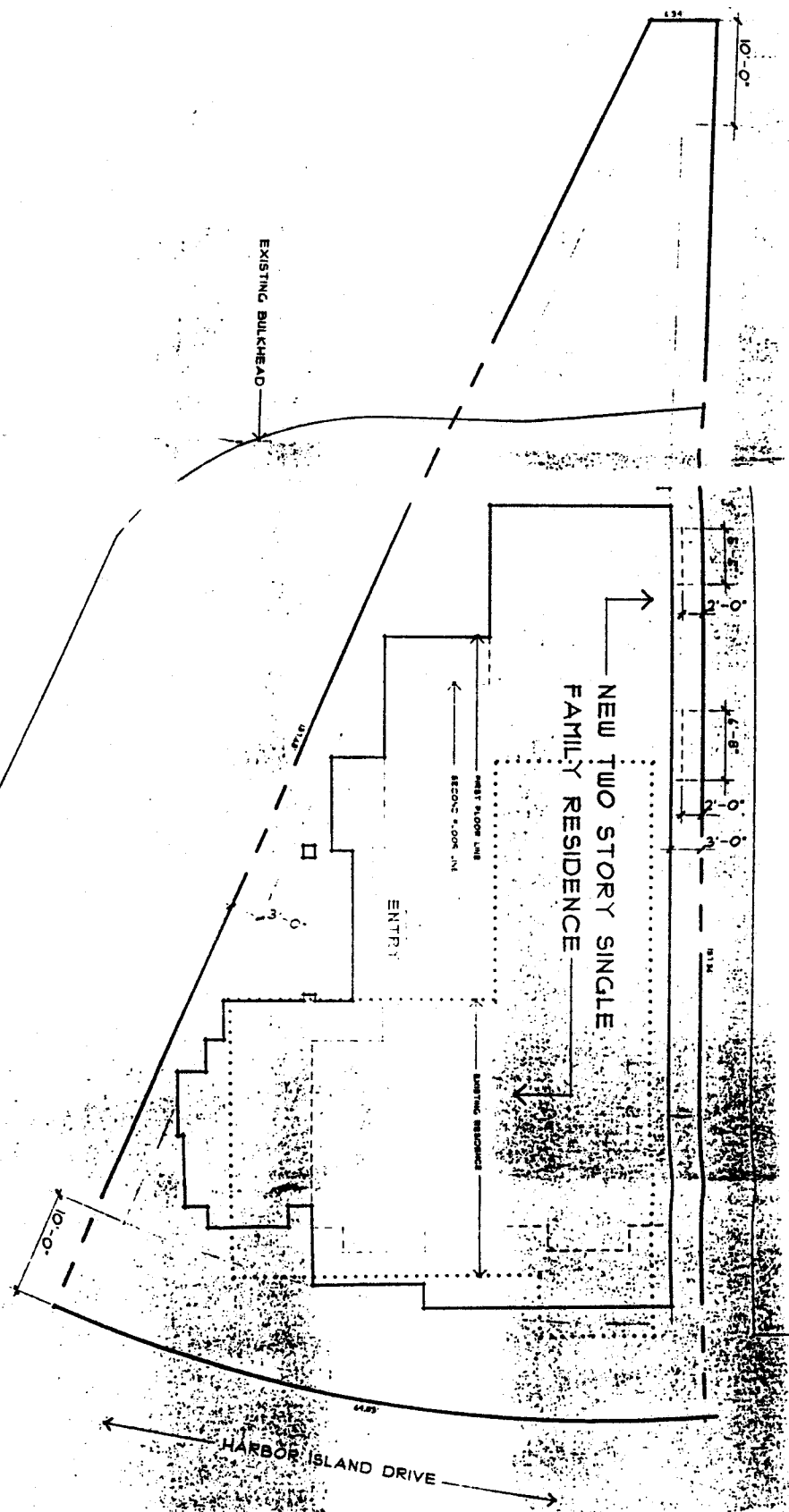
EXHIBIT A

ORANGE CO.

MAP 816 SEE

DETAIL 5

NOTE: LANDSCAPE AND HARDSCAPE TO BE SUBMITTED AT A LATER DATE.



SITE PLAN  
5-96-012  
EXHIBIT B