

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



W29

SOUTH COAST AREA (LONG BEACH) DEPUTY DIRECTOR'S REPORT

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 9, 2009

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast Deputy Director (Orange County)

SUBJECT: *Deputy Director's Report*

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office that will be reported to the Commission on **September 9, 2009** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff Memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

1. 5-09-137-W Mr. & Mrs. Richard Amling; Mr. & Mrs. Raymond Gray (Newport Beach, Orange County)
2. 5-09-145-W Ms. Jing Tan (Venice, Los Angeles County)
3. 5-09-148-W Mr. John Agatep (Venice, Los Angeles County)
4. 5-09-150-W Jami Ullrich (Seal Beach, Orange County)
5. 5-09-156-W Georgetown Properties, Inc. (San Clemente, Orange County)

EMERGENCY PERMITS

1. 5-09-160-G California Department Of Transportation, Attn: Mr. Chris Flynn (Huntington Beach, Orange County)

TOTAL OF 6 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-137-W Mr. & Mrs. Richard Amling Mr. & Mrs. Raymond Gray	Remodel existing 1,714 sq. ft. two-story, triplex and reduction from 3-units to 2-units, addition of 420 sq. ft. internal area and a 78 sq. ft. deck addition, minor garage addition to conform to a standard two-car garage, new site drainage system, fencing and walkways and alley driveway apron. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system. No landscaping changes are proposed.	302 E. Balboa Blvd., Newport Beach (Orange County)
5-09-145-W Ms. Jing Tan	Conversion of a two-story, 25-foot high, 2,575 square foot (approx.) duplex into a three-unit apartment building on a 5,040 square foot lot. Six on-site parking spaces are provided for the three resulting residential units.	605 Indiana Ave, Venice (Los Angeles County)
5-09-148-W Mr. John Agatep	Demolition of one detached single-family residence on the rear portion of a 4,727 square foot lot with two existing single-family residences. Addition of a second story to the one-story single-family residence on the front of the lot, resulting in a 25-foot high, 1,966 square foot single-family residence. Construction of a detached 23-foot high single-family residence on the rear portion of the lot (a 722 square foot unit above	820 California Ave, Venice (Los Angeles County)
5-09-150-W Jami Ullrich	Demolition of an existing 360 square foot detached 2-car garage associated with an existing 1,510 square foot 2-story single-family residence and construction of a new 397 square foot 2-car garage with a new 520 square foot 2nd floor habitable area that will be connected to the existing 2nd floor of the single-family residence. Post project: the single-family residence will be two-stories consisting of 2,030 square feet with an attached 397 square foot two-car garage. The new garage and 2nd floor addition will be 28'-2" above existing grade. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.	B-53 Surfside, Seal Beach (Orange County)
5-09-156-W Georgetown Properties, Inc.	Conversion of an existing four (4) unit commercial property on a single lot into four (4) condominium units. The site meets City parking requirement of one parking space per every 300 sq. ft. of commercial floor area.	1403 N. El Camino Real, San Clemente (Orange County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-09-160-G California Department Of Transportation, Attn: Mr. Chris Flynn</p>	<p>Temporary authorization for a one-year period for placement of approximately 500 linear feet of concrete barrier (a.k.a. "K-rail") at the edge of road shoulder. The K-rail shall not exceed the height of 2 ft. 8 in. above the road surface elevation and shall be 2 ft. wide. All work will be conducted within the CalTrans right-of-way.</p>	<p>Pacific Coast Highway ((northbound lane and shoulder adjacent to Bolsa Chica Ecological Reserve), between Warner Avenue and Scapoint Avenue, within CalTrans right-of-way adjacent to APN 110-015-03), Huntington Beach (Orange</p>

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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August 31, 2009

Thirtieth Street Architects, Attn: John Loomis
 2821 Newport Beach Blvd.
 Newport Beach, CA 92623

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
 Developments-Section 30624.7 of the Coastal Act**

Based on your 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 13250(c) or Section 13253(c), 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#: 5-09-137 **APPLICANT:** Mr. and Mrs. Richard Amling and Mr. and Mrs. Raymond Gray

LOCATION: 302 E. Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel existing 1,714 sq. ft. two-story, triplex and reduction from 3-units to 2-units, addition of 420 sq. ft. internal area and a 78 sq. ft. deck addition, minor garage addition to conform to a standard two-car garage, new site drainage system, fencing and walkways and alley driveway apron. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system. No landscaping changes are proposed.

RATIONALE: The subject site is a 2,400 square foot lot designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). The lot is located between the first public road and sea, but is not a waterfront lot. The existing site consists of a one-bedroom apartment and two studios with an attached garage with one standard and one compact size parking spaces. The Commission typically requires two spaces per unit. The remodel proposes to convert the one-bedroom apartment to two-bedrooms and consolidate the two studios into a one-bedroom apartment. As access to the attached garage is directly from the alley, the site cannot accommodate additional on-site parking spaces without requiring complete demolition of the existing dwelling. A limited amount of demolition is required for the proposed remodel and reduction from 3 to 2 units; insufficient to address the site's parking deficiency. The addition is not located in an area that could accommodate parking. If demolition and/or construction is proposed at the site in the future, the provision of additional parking spaces will be evaluated at that time. The project is designed to be compatible with the character of the surrounding development. A new drainage system designed to retain concentrated and surface sheet flow within the site is proposed. Drainage from the lot will be directed via drainage swale to a perforated trench drain prior to draining to the alley. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views, will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 9, 2009** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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. (4)

PETER DOUGLAS
 Executive Director

by: _____
 KARL SCHWARTZ
 Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



August 24, 2009

Jing Tan
P.O. Box 532
San Gabriel, CA 91778

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act

Based on your 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: 5-09-145**APPLICANT:** Jing Tan**LOCATION:** 605 Indiana Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Conversion of a two-story, 25-foot high, 2,575 square foot (approx.) duplex into a three-unit apartment building on a 5,040 square foot lot. Six on-site parking spaces are provided for the three resulting residential units.**RATIONALE:** The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2009-2237, 7/17/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice, and the resulting three residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (six uncovered spaces). Vehicular access is provided only from the abutting alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (500 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 9, 2009 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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. . .

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



August 24, 2009

Claudio Cosi
14545 Friar Street, #101-Q
Van Nuys, CA 91411

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments Section 30624.7 of the Coastal Act**

Based on your 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: 5-09-148

APPLICANT: John Agatep

LOCATION: 820 California Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of one detached single-family residence on the rear portion of a 4,727 square foot lot with two existing single-family residences. Addition of a second story to the one-story single-family residence on the front of the lot, resulting in a 25-foot high, 1,966 square foot single-family residence. Construction of a detached 23-foot high single-family residence on the rear portion of the lot (a 722 square foot unit above a three-car garage). Five on-site parking spaces are provided for the resulting two residential units.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2009-2254, 7/20/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two proposed residential units conform to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided (five spaces: three in the garage and two on the driveway). Vehicular access is provided only from California Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (549 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 9, 2009 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director


CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



August 20, 2009

Ron Hoover
39 Nieto Avenue
Long Beach, CA 90803

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-09-150 **APPLICANT:** Jami Ullrich

LOCATION: B-53 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 360 square foot detached 2-car garage associated with an existing 1,510 square foot 2-story single-family residence and construction of a new 397 square foot 2-car garage with a new 520 square foot 2nd floor habitable area that will be connected to the existing 2nd floor of the single-family residence. Post project: the single-family residence will be two-stories consisting of 2,030 square feet with an attached 397 square foot two-car garage. The new garage and 2nd floor addition will be 28'-2" above existing grade. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.

RATIONALE: The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 1,985 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. More than 50% of the existing walls of the garage will be demolished. The proposed development meets the Commission's regularly used 35' height limit for Surfside Colony and would not result in an intensification of use of the site. The proposed project also conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public access is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 9, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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 require

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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August 31, 2009

William E. Crowder and Brett Crowder
1403 N. El Camino Real, Unit #1
San Clemente, CA 92672

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-09-156 **APPLICANT:** Georgetown Properties, Inc.

LOCATION: 1403 N. El Camino Real, San Clemente Orange County

PROPOSED DEVELOPMENT: Conversion of an existing four (4) unit commercial property on a single lot into four (4) condominium units. The site meets City parking requirement of one parking space per every 300 sq. ft. of commercial floor area.

RATIONALE: The site is an inland lot located on the commercial strip of N. El Camino Real in the City of San Clemente. The subject site is a 9,800 sq. ft. lot designated NC2 (Neighborhood Commercial) in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente City Council (Tentative Parcel Map No. 2008-172, 12/16/08). The proposed development consists of a conversion of an existing two-story, four-unit office building with a basement garage level into a four-unit condominium office building. Authorization for construction of the office building was provided by the Commission under CDP 5-06-170 at its August 2006 hearing. However, at the time, the subdivision of land was not included with that CDP application, therefore Commission approval is now necessary. The project includes twelve (12) standard legal parking spaces for on-site patron parking, thereby meeting the City's parking requirements a commercial site of its size. No changes to parking are proposed. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 9, 2009** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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**EMERGENCY PERMIT**

DATE: AUGUST 26, 2009

EMERGENCY PERMIT: 5-09-160-G

APPLICANT: California Department of Transportation (CalTrans)
Attn: Chris Flynn

LOCATION: Pacific Coast Highway (northbound lane and shoulder adjacent to Bolsa Chica Ecological Reserve), between Warner Avenue and Seapoint Avenue, City of Huntington Beach, Orange County

EMERGENCY WORK AUTHORIZED: Temporary authorization for a one-year period for placement of approximately 500 linear feet of concrete barrier (a.k.a. "K-rail") at the edge of road shoulder. The K-rail shall not exceed the height of 2 ft. 8 in. above the road surface elevation and shall be 2 ft. wide. All work will be conducted within the CalTrans right-of-way.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a roadway safety hazard requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

for By: Sharilyn Sarb

Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the completion of sheet pile installation.
4. The proposed temporary K-rail shall be removed in its entirety prior to August 26, 2010 (one year from the date of this Emergency Coastal Development Permit). Additional time may be granted by the Executive Director in writing for good cause (e.g. additional time is needed to obtain a follow-up regular Coastal Development Permit for a permanent barrier).
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of Huntington Beach, California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers).
7. Construction Responsibilities and Debris Removal

The permittee shall comply with the following construction related requirements:

- (a) No construction materials, debris, waste, oil or liquid chemicals shall be placed or stored where it may be subject to tidal or wave erosion and dispersion, stormwater, or where it may contribute to or come into contact with nuisance flow;
 - (b) Any and all debris resulting from construction activities shall be removed from the site within 1 week of completion of construction;
 - (c) Work shall be staged and conducted from the roadway (as opposed to from the bay) to the maximum extent possible. No machinery or construction materials not essential for project implementation shall be allowed at any time in bay waters;
 - (d) If turbid conditions are generated during construction, a silt curtain shall be utilized to minimize and control turbidity to the maximum extent practicable;
 - (e) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
 - (f) All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
 - (g) The discharge of any hazardous materials into coastal waters or any receiving waters shall be prohibited.
 - (h) All temporary construction access measures (e.g. access ramps) shall be removed in their entirety upon completion of the emergency work and the area restored to the pre-construction condition.
8. The K-rail shall be no more than approximately 500 linear feet long. The top elevation of the K-rail shall not exceed a height of 2 ft. 8 inches above the road surface elevation.

9. Public access impacts shall be minimized. Lane closures, traffic direction and flow, and detours shall be managed by the applicant during implementation of the proposed emergency work in a manner that has the least effect upon public access to and along the coast. The duration of lane closures shall be minimized by expediting installation of the proposed emergency work through use of extended work days and night time work to the extent possible and to the extent that such extended work periods do not significantly adversely impact sensitive biological resources in and adjacent to the work area, to be determined in consultation with the applicant's biological monitor and California Department of Fish and Game and U.S. Fish and Wildlife Service personnel. Adjustments to the work period shall be made as necessary to protect biological resources.
10. Other than temporary placement of the proposed K-rail, the permit does not authorize installation of any guard rail, cable handrail, or similar such structures. Permanent retention of the temporary K-rail and/or installation of any guard rail, cable handrail, or similar, may be requested by the applicant through the follow-up regular coastal development permit application as required in Special Condition No. 11. If such elements are requested, the submittal shall include substantiation of the need for such structures, an analysis of alternatives, and a visual impact analysis and any additional information requested by the Executive Director during the processing of the follow-up application.
11. Follow-Up: A single consolidated application may be submitted as follow-up to this emergency permit and emergency permit 5-09-131-G. Within 60 days of the date of this permit, the permittee shall submit a schedule outlining the dates by which the permittee will have completed the studies required by the conditions of this emergency permit and emergency permit 5-09-131-G, and the date by which the follow-up application(s) will be submitted. Within 270 days of the date of this permit, the permittee shall submit a complete application for a regular Coastal Development Permit for the emergency work that the applicant wishes to become permanent development.

This emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from hazards.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: City of Huntington Beach