

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084



TH11

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 09, 2013

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, South Coast District Deputy Director (Orange County)
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the December 12, 2013 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.

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>
5-13-0570-W Attn: Joseph & Laurie O'Brien	Demolition of an existing duplex and construction of a new three-story 2,206 square foot single-family residence with an attached 410 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas/infiltration trenches before entering the main storm drain system.	319 Ruby Ave, Newport Beach
5-13-0612-W Attn: Tom Hachel	Demolish the roof over the one-story section at the rear of the existing 1,926 sq. ft. single family residence. Construct a 432 sq. ft. addition to the master bedroom and a 200 sq. ft. covered deck on the bayfront side of second floor. Thirty-one sq. ft. will be added to the first floor for installation of structural elements (foundation and shear walls) needed to support the addition. The net addition is 457.5 sq. ft. The first floor kitchen and second floor gym will be remodeled. The project also involves removal of 21 feet of perimeter fence. Front gates will be added. The bulkhead will be raised to +9 feet consistent with Newport Beach requirements. The project includes drought tolerant, low-water landscaping. Stormwater runoff will be conveyed by subterranean pipe to drain boxes, dry wells, and planters. A trench drain will be installed across the driveway at the front of the property to capture and infiltrate runoff. Minimal grading is planned.	605 36 Street, Newport Beach

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0830-W Ruby Cottage, LLC by Stonefield Development</p>	<p>Convert existing duplex into a single family residence. Demolish the existing one-story residential unit at the front of the property. Remove the kitchen, side access stairs, and second floor balcony in the second unit. Remodel and add 1,222 sq. ft., resulting in a single-family residence with 2,062 sq. ft. of living area and an attached two-car, 764 sq. ft. garage. Total structure would be 2,826 sq. ft. Stormwater runoff would be conveyed by gutters, downspouts, drainage swales, and underground pipes to catch basins at the back of each side yard and front yard planters. Minimal grading is planned.</p>	<p>208 Ruby Ave, Newport Beach</p>
<p>5-13-0868-W Attn: Lucas ingemi</p>	<p>Demolition of an existing one-story single family home and construction of a new three-story, 32-foot tall single family residence with 2,600 sq. ft. of living area; a two-car, 400 sq. ft. attached garage; 371 sq. ft. of decks and a 55 sq. ft. patio. The total structure would be 3,426 sq. ft. The project includes a landscaping plan that features drought tolerant, low-water plants. Storm runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to two perforated pipe infiltration trenches at the front of the property and a trench drain across the entire driveway at the rear of the property. The trench drain is designed to capture and infiltrate runoff before it can enter the alley. Any excess runoff at the front of the property will be conveyed through pipes beneath the sidewalk to the street. Minimal grading consists of 22 cubic yards of cut and 17 cubic yards of fill.</p>	<p>413 Harding Street, Newport Beach</p>

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>
5-13-0570-W Attn: Joseph & Laurie O'Brien	Demolition of an existing duplex and construction of a new three-story 2,206 square foot single-family residence with an attached 410 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas/infiltration trenches before entering the main storm drain system.	319 Ruby Ave, Newport Beach
5-13-0612-W Attn: Tom Hachel	Demolish the roof over the one-story section at the rear of the existing 1,926 sq. ft. single family residence. Construct a 432 sq. ft. addition to the master bedroom and a 200 sq. ft. covered deck on the bayfront side of second floor. Thirty-one sq. ft. will be added to the first floor for installation of structural elements (foundation and shear walls) needed to support the addition. The net addition is 457.5 sq. ft. The first floor kitchen and second floor gym will be remodeled. The project also involves removal of 21 feet of perimeter fence. Front gates will be added. The bulkhead will be raised to +9 feet consistent with Newport Beach requirements. The project includes drought tolerant, low-water landscaping. Stormwater runoff will be conveyed by subterranean pipe to drain boxes, dry wells, and planters. A trench drain will be installed across the driveway at the front of the property to capture and infiltrate runoff. Minimal grading is planned.	605 36 Street, Newport Beach

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0646-W</p> <p>T. L. C. Realty & Mortgage</p>	<p>Construction of a new three-story, 35' tall condominium duplex (Unit A: 1,187 sq. ft. and Unit B: 1,175 sq. ft.) and two, 2-car tandem garages totaling 728 sq. ft., 582 sq. ft. in roof deck space, hardscape improvements including concrete side yards, and no landscaping on a vacant bulkhead lot. Minimal grading for soil re-compaction/site preparation is proposed. No work is proposed to the existing bulkhead. A Tentative Parcel Map for condominium purposes is also proposed to convert the proposed duplex structure into condominiums.</p>	<p>16754 Pacific Coast Highway, Sunset Beach</p>
<p>5-13-0719-W</p> <p>Attn: Clifford & Robin MacGillivray</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 2,243 square foot single-family residence with an attached 393 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. New 6-foot high property line walls are also proposed. Drainage from the roof and surface water will be directed to permeable areas/trench drains/bottomless catch basins before entering the main storm drain system. The only work taking place on the existing bulkhead is raising the masonry block stem wall to an elevation of +9.0 MLLW as required by the City of Newport Beach. No work is proposed on the existing dock. Grading will consist of 235 cubic yards of recompaction, which will balance on site.</p>	<p>308 38TH ST, Newport Beach</p>
<p>5-13-0784-W</p> <p>Marlys Vance Vasterling DBA Lora Vance Realty</p>	<p>Demolition of existing single-family residence and construction of a new 2,828 sq. ft., three-story, 28' tall (above finished grade), single-family residence including attached 504 sq. ft. 2-car garage, hardscape and landscape improvements on a bulkhead lot. No work is proposed to the existing bulkhead or dock system. Drainage from the site will be directed to landscaped areas and permeable side yards. Landscaping consists of drought tolerant, non-invasive plants.</p>	<p>1311 Bayfront, Balboa Island, Newport Beach</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0830-W</p> <p>Ruby Cottage, LLC by Stonefield Development</p>	<p>Convert existing duplex into a single family residence. Demolish the existing one-story residential unit at the front of the property. Remove the kitchen, side access stairs, and second floor balcony in the second unit. Remodel and add 1,222 sq. ft., resulting in a single-family residence with 2,062 sq. ft. of living area and an attached two-car, 764 sq. ft. garage. Total structure would be 2,826 sq. ft. Stormwater runoff would be conveyed by gutters, downspouts, drainage swales, and underground pipes to catch basins at the back of each side yard and front yard planters. Minimal grading is planned.</p>	<p>208 Ruby Ave, Newport Beach</p>
<p>5-13-0868-W</p> <p>Attn: Lucas ingemi</p>	<p>Demolition of an existing one-story single family home and construction of a new three-story, 32-foot tall single family residence with 2,600 sq. ft. of living area; a two-car, 400 sq. ft. attached garage; 371 sq. ft. of decks and a 55 sq. ft. patio. The total structure would be 3,426 sq. ft. The project includes a landscaping plan that features drought tolerant, low-water plants. Storm runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to two perforated pipe infiltration trenches at the front of the property and a trench drain across the entire driveway at the rear of the property. The trench drain is designed to capture and infiltrate runoff before it can enter the alley. Any excess runoff at the front of the property will be conveyed through pipes beneath the sidewalk to the street. Minimal grading consists of 22 cubic yards of cut and 17 cubic yards of fill.</p>	<p>413 Harding Street, Newport Beach</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0892-W Attn: Merrick Bahar</p>	<p>Demolition of an existing single-family residence and construction of a 1,625 square foot, four-story single-family residence with an attached 399 square foot 2-car garage. In addition, the project will consist of a 296 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 3 cubic yards of export, deposited at a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/trench drains before entering the main storm drain system.</p>	<p>B-104 Surfside, Seal Beach</p>
<p>5-13-0894-W Attn: Dave Oddo</p>	<p>Demolition of an existing single-family residence and construction of a 1,625 square foot, four-story single-family residence with an attached 399 square foot 2-car garage. In addition, the project will consist of a 278 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 3 cubic yards of export, deposited at a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/trench drains before entering the main storm drain system.</p>	<p>C-30 Surfside Seal Beach</p>

CALIFORNIA COASTAL COMMISSION

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



November 27, 2013

Joseph & Laurie O'Brien
8573 La Entrada Avenue
Whittier, CA 90605

**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#: 5-13-0570-W **APPLICANT:** Joseph & Laurie O'Brien

LOCATION: 319 Ruby Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a new three-story 2,206 square foot single-family residence with an attached 410 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas/infiltration trenches before entering the main storm drain system.

RATIONALE: The lot size is 2,427 square feet and is designated as two-unit residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development 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 December 11-12, 2013 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.

CHARLES LESTER
Executive Director

AL PADILLA
Regulatory Supervisor

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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November 27, 2013

Bradford C. Smith, Architect
425 30th Street, Suite 22
Newport Beach, CA 92663

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 #: 5-13-0612-W**APPLICANT:** Tom Huchel**LOCATION:** 605 36th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolish the roof over the one-story section at the rear of the existing 1,926 sq. ft. single family residence. Construct a 432 sq. ft. addition to the master bedroom and a 200 sq. ft. covered deck on the bayfront side of second floor. Thirty-one sq. ft. will be added to the first floor for installation of structural elements (foundation and shear walls) needed to support the addition. The net addition is 457.5 sq. ft. The first floor kitchen and second floor gym will be remodeled. The project also involves removal of 21 feet of perimeter fence. Front gates will be added. The bulkhead will be raised to +9 feet consistent with Newport Beach requirements. The project includes drought tolerant, low-water landscaping. Stormwater runoff will be conveyed by subterranean pipe to drain boxes, dry wells, and planters. A trench drain will be installed across the driveway at the front of the property to capture and infiltrate runoff. Minimal grading is planned.

RATIONALE: The subject property is a 3,000 square foot bayfront lot located in the City of Newport Beach. The area is zoned Two-Unit Residential by the City. The proposed project conforms to the permitted uses for a residential zone. The proposed project has been approved by the Newport Beach Planning Division (Revised AIC 293036). The project meets the Commission's parking requirement of 2 spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Public access to the bayfront is available 70 feet from the site at the end of Short Street. Adequate measures to address water quality have been incorporated into the project design and construction phase. Plans call for directing storm water runoff through a subterranean pipe to dry well drains on the north side of the house, drain boxes on the south side, planter boxes at the front and back of the property, and a trench drain across the driveway. These measures are consistent with the marine protection policies of the Coastal Act. Landscaping will consist of drought tolerant, non-invasive, low water consumption plants. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 12, 2013 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.

CHARLES LESTER
Executive Director

by: _____
AL PADILLA
Regulatory Supervisor

cc: Commissioners/File

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



November 27, 2013

Jack Garland, Architect
PO BOX 2036
Capistrano Beach, CA 92624

**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#: 5-13-0646-W **APPLICANT:** Steve Chou

LOCATION: 16754 Pacific Coast Hwy, Sunset Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new three-story, 35' tall condominium duplex (Unit A: 1,187 sq. ft. and Unit B: 1,175 sq. ft.) and two, 2-car tandem garages totaling 728 sq. ft., 582 sq. ft. in roof deck space, hardscape improvements including concrete side yards, and no landscaping on a vacant bulkhead lot. Minimal grading for soil re-compaction/site preparation is proposed. No work is proposed to the existing bulkhead. A Tentative Parcel Map for condominium purposes is also proposed to convert the proposed duplex structure into condominiums.

RATIONALE: The subject site is a 1,649 sq. ft. lot designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located on a bulkhead lot fronting Sunset Channel in Sunset Beach. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. The bulkhead is in good condition to support the proposed new landward development for the life of the project (50-75 years). No development or construction access is proposed seaward of the bulkhead. Public coastal access to the ocean/beach is available ~300 feet southwest of the site at the 15th St. street-end and to Sunset Channel ~250 west of the site. The County of Orange has approved Tentative Parcel Map No. 2013-174 for condominium purposes. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and is consistent with the land use designation in the formerly certified LCP, past County of Orange 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 **December 11-12, 2013** 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.

CHARLES LESTER
Executive Director

by: _____
AL PADILLA
Regulatory Supervisor

cc: Commissioners/File

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



November 27, 2013

Ian J.N. Harrison, Architect
3535 East Coast Highway, #301
Corona Del Mar, CA 92625

**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#: 5-13-0719-W **APPLICANT:** Clifford & Robin MacGillivray

LOCATION: 308 38th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 2,243 square foot single-family residence with an attached 393 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. New 6-foot high property line walls are also proposed. Drainage from the roof and surface water will be directed to permeable areas/trench drains/bottomless catch basins before entering the main storm drain system. The only work taking place on the existing bulkhead is raising the masonry block stem wall to an elevation of +9.0 MLLW as required by the City of Newport Beach. No work is proposed on the existing dock. Grading will consist of 235 cubic yards of recompaction, which will balance on site.

RATIONALE: The subject site is a 2,485 square foot bulkheaded bayfront lot designated as two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). Public access is available approximately 100-feet northwest of the project site at Newport Island Park. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development 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 December 11-12, 2013 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.

CHARLES LESTER
Executive Director

By: AL PADILLA
Regulatory Supervisor

CALIFORNIA COASTAL COMMISSION

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



November 26, 2013

Brandon Architects, Inc.
3001 Red Hill Ave., Bldg. 1, Suite 102
Costa Mesa, CA 92626

**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#: 5-13-0784-W **APPLICANT:** Marlys Vance Vasterling

LOCATION: 1311 North Bayfront, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing single-family residence and construction of a new 2,828 sq. ft., three-story, 28' tall (above finished grade), single-family residence including attached 504 sq. ft. 2-car garage, hardscape and landscape improvements on a bulkhead lot. No work is proposed to the existing bulkhead or dock system. Drainage from the site will be directed to landscaped areas and permeable side yards. Landscaping consists of drought tolerant, non-invasive plants.

RATIONALE: The subject site is a 2,550 sq. ft. bay front lot designated as Single Unit Residential (RSD) in the City of Newport Beach Land Use Plan (LUP) located Balboa Island. The site is protected by an existing municipal bulkhead sited seaward of a public walkway adjacent to this site which surrounds the entire Balboa Island and is maintained by the City of Newport Beach. No development or construction access is proposed seaward of the bulkhead. The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Public coastal access to the bay is available seaward of the site along a public walkway surrounding Balboa Island. The proposed development will not create any new impacts on existing public access, nor result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; and 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 **December 11-12, 2013** 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.

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cc: Commissioners/File

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November 27, 2013

Ian J.N. Harrison, Architect
3535 East Coast Highway #301
Corona Del Mar, CA 92625

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
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WAIVER #: 5-13-0830-W**APPLICANT:** Ruby Cottage, LLC**LOCATION:** 208 Ruby Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Convert existing duplex into a single family residence. Demolish the existing one-story residential unit at the front of the property. Remove the kitchen, side access stairs, and second floor balcony in the second unit. Remodel and add 1,222 sq. ft., resulting in a single-family residence with 2,062 sq. ft. of living area and an attached two-car, 764 sq. ft. garage. Total structure would be 2,826 sq. ft. Stormwater runoff would be conveyed by gutters, downspouts, drainage swales, and underground pipes to catch basins at the back of each side yard and front yard planters. Minimal grading is planned.

RATIONALE: The subject property is a 2,550 square foot interior lot on Balboa Island in the City of Newport Beach. The area is zoned Two-Unit Residential by the City. The proposed project conforms to the permitted uses for a residential zone. The proposed project has been approved by the Newport Beach Planning Division (Revised AIC 2013051). The project is designed to be compatible with the character of the surrounding development. The project meets the Commission's parking requirement of 2 spaces per residential unit. Public access to the bayfront is available at the north and south ends of Ruby Avenue. Adequate measures to address water quality have been incorporated into the project design and construction phase. Plans call for directing storm water runoff gutters, downspouts, drainage swales, and underground pipes to catch basins at the back of each side yard and front yard planters. Excess runoff would flow through pipes beneath the sidewalk to the street. These measures are consistent with the marine protection policies of the Coastal Act. Landscaping will consist of drought tolerant, non-invasive, low water consumption plants. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 12, 2013 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.

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November 27, 2013

Brett Detmers
P.O. Box 10455
Costa Mesa, CA 92663

**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 #: 5-13-0868-W**APPLICANT:** City Tree Investments, Inc.**LOCATION:** 413 Harding Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story single family home and construction of a new three-story, 32-foot tall single family residence with 2,600 sq. ft. of living area; a two-car, 400 sq. ft. attached garage; 371 sq. ft. of decks and a 55 sq. ft. patio. The total structure would be 3,426 sq. ft. The project includes a landscaping plan that features drought tolerant, low-water plants. Storm runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to two perforated pipe infiltration trenches at the front of the property and a trench drain across the entire driveway at the rear of the property. The trench drain is designed to capture and infiltrate runoff before it can enter the alley. Any excess runoff at the front of the property will be conveyed through pipes beneath the sidewalk to the street. Minimal grading consists of 22 cubic yards of cut and 17 cubic yards of fill.

RATIONALE: The subject property is a 2,300 square foot interior lot located on the Balboa Peninsula in the City of Newport Beach. The area is zoned Multiple-Unit Residential by the City. The proposed project conforms to the permitted uses for a residential zone. The proposed project has been approved by the Newport Beach Planning Division (AIC 2013044). The project meets the Commission's parking requirement of 2 spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Public access to the beach and pedestrian/bike trail west of the Balboa Pier is available approximately 570 feet from the site at the south end of Adams Street. Access to Newport Bay is available approximately 430 feet from the site at the north end of Adams Street. Directing storm water runoff to permeable surfaces (decomposed granite) and to deck drains, drop inlets, infiltration trenches, and a trench drain across the driveway is consistent with the marine protection policies of the Coastal Act. Adequate measures to address water quality have been incorporated into the project design and construction phase. Landscaping will consist of drought tolerant, non-invasive, low water consumption plants. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 12, 2013 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.

CHARLES LESTER
Executive Director

by: AL PADILLA
Regulatory Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 26, 2013

Louie Hernandez
19092 Callaway Circle
Huntington Beach, CA 92648

**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#: 5-13-0892-W **APPLICANT:** Merrick Bahar

LOCATION: B-104 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 1,625 square foot, four-story single-family residence with an attached 399 square foot 2-car garage. In addition, the project will consist of a 296 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 3 cubic yards of export, deposited at a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/trench drains 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 875 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. 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 December 11-12, 2013 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.

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WAIVER#: 5-13-0894-W **APPLICANT:** Dave Oddo

LOCATION: C-30 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 1,625 square foot, four-story single-family residence with an attached 399 square foot 2-car garage. In addition, the project will consist of a 278 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 3 cubic yards of export, deposited at a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/trench drains 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 875 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. 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 December 11-12, 2013 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.

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