

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, Suite 1000
LONG BEACH, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

**W16**

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

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: January 30, 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 February 6, 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.

REGULAR WAIVERS

1. 5-12-254-W Hank & Bonnie Landsberg (Seal Beach, Orange County)
2. 5-13-020-W Frank & Monica Caliri (Sunset Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-12-243-W Coral Waterpointe L L C ((Balboa Island) Newport Beach, Orange County)
2. 5-12-302-W Dilip & Lavina D. Daswani Family Trust, Attn: Dilip Daswani (Corona Del Mar, Orange County)
3. 5-12-323-W Hts, Scp, Llc A California Limited Liability Company (Newport Beach, Orange County)
4. 5-13-010-W O C Parks (, Orange County)

TOTAL OF 6 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-254-W Hank & Bonnie Landsberg	Addition and remodel of an existing 2,250 square foot two-story, single-family residence with an attached 565 square foot two (2)-car garage. The proposed project includes an addition of 1,335 square feet to the existing 1st floor. No grading is proposed. Post project the two-story single-family residence will be 3,585 square feet with an attached 565 square foot two (2)-car garage. The maximum height of the structure will not exceed 21'-1" above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	1685 Crestview Ave., Seal Beach (Orange County)
5-13-020-W Frank & Monica Caliri	The interior remodel and minor addition to an existing two-story single family residence consisting of an 85 sq. ft. addition/expansion to the second story bedroom and bath.	16461 South Pacific Ave, Sunset Beach (Orange County)

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>
5-12-243-W Coral Waterpointe L L C	Demolition of an existing 2-story duplex and construction of a new 29 foot tall, three-story, 2,720 square foot single family residence, including an attached 423 square foot two-car garage plus 481 square feet of decks. Grading consist of three cubic yards of cut and 13 cubic yards of fill.	217 Coral Ave., (Balboa Island) Newport Beach (Orange County)
5-12-302-W Dilip & Lavina D. Daswani Family Trust, Attn: Dilip Daswani	Demolition of an existing one-story, 600 square foot single family home and construction of an new 29 foot tall, three-story, 2,842 square foot single family residence, plus a 1,009 square foot subterranean basement, a two-car garage, 502 square foot attached garage, 247 square feet of decks and a 118 square foot balcony. The total building area is 4,353 square feet. Grading consists of 772 cubic yards of cut and 50 cubic yards of fill. The excess material will be exported to a site outside the coastal zone.	306 Orchid, Corona Del Mar (Orange County)
5-12-323-W Hts, Scp, Llc A California Limited Liability Company	Demolition of the existing single family residence and construction of a new 28' 7" high, 3306 sq. ft. single family residence. Grading consists of 160 cu. Yards of import. Addition of a 6 inch cap to the existing bulkhead. No work will take place bayward of the existing bulkhead.	820 West Bay Ave, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-010-W

O C Parks

Installation and operation of two (2) new Marina Trash Skimming units. One (1) unit will be installed in the marina waters at each location. These units will collect trash and oil sheen and improve water quality. These units have a footprint of 6-foot wide by 4-foot deep and approximately 18-inches of freeboard and will be mounted to existing floating dock systems. Installation of these units will take approximately 7 days.

Newport Dunes (Newport Beach) & Sunset Aquatic Park (Seal Beach), Orange County

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January 16, 2013

Jeannette Architecture
Attn: Jeff Jeannette
325 Quincy Avenue
Long Beach, CA 90814

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) 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#: 5-12-254

APPLICANTS: Hank & Bonnie Landsberg

LOCATION: 1685 Crestview Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 2,250 square foot two-story, single-family residence with an attached 565 square foot two (2)-car garage. The proposed project includes an addition of 1,335 square feet to the existing 1st floor. No grading is proposed. Post project the two-story single-family residence will be 3,585 square feet with an attached 565 square foot two (2)-car garage. The maximum height of the structure will not exceed 21'-1" above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located on a lot adjacent to the City's Gum Grove Park located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase in height greater than ten (10) percent. The lot size is approximately 7,548 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. No construction activity or staging of construction activity will take place north of the project site where Gum Grove Park is located. Such activity would interfere with public access, biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Public access is available at Gum Grove Park. 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 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 February 6-8, 2013 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHAERLES LESTER
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 25, 2013

Brent Sears Architect
5318 E. 2nd Street #333
Long Beach, CA 90803

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) 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#: 5-13-020**APPLICANT:** Frank and Monica Caliri**LOCATION:** 16461 South Pacific Avenue, Sunset Beach (Orange County)**PROPOSED DEVELOPMENT:** The interior remodel and minor addition to an existing two-story single family residence consisting of an 85 sq. ft. addition/expansion to the second story bedroom and bath.

RATIONALE: The subject site is a 4,130 square foot lot designated low density residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located within the first public road and the sea in Sunset Beach. The proposed project is an 85 sq. ft. addition to the second story of an existing two-story residence; the addition would protrude into the side yard and not result in any further seaward encroachment. 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. Public coastal access to the beach is available immediately seaward of the site. 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 **February 6-7, 2013** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 29, 2013

William Guidero
425 30th Street, Suite 23
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 #: 5-12-243-W

APPLICANT: Coral Waterpointe, LLC

LOCATION: 217 Coral Avenue (Balboa Island) Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story duplex and construction of a new 29 foot tall, three-story, 2,720 square foot single family residence, including an attached 423 square foot two-car garage plus 481 square feet of decks. Grading consists of 3 cubic yards of cut and 13 cubic yards of fill.

RATIONALE: The subject property is a 2,550 square foot inland lot on Balboa Island in Newport Beach designated as Two Unit Residential in the City of Newport Beach Certified Land Use Plan (LUP). The proposed project has been approved by the Newport Beach Planning Department (AIC 2012035). The project meets the Commission's parking requirement (2 spaces per residential unit). The project is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and in the project design. Drainage improvements include two trench drains at the rear of the property and two catch basins in the front yard. Drain inlets and a submerged drainage system along on the front portion of the side yards will carry runoff to the catch basins. A drainage swale will direct runoff from the rear portion of the side yards to the trench drains at the back of the property. The drainage plan also includes roof gutters and downspouts.

Landscaping will be drought tolerant, low or very low water consumption non-invasive plants. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The nearest coastal access is about 750 feet south of the subject property at South Bay Front. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-7, 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: 
KARL SCHWING
Supervisor, Regulation & Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 25, 2013

Christopher Brandon, Architect
3001 Red Hill Avenue, Building 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 #: 5-12-302-W

APPLICANT: Dilip & Lavina D. Daswani Family Trust

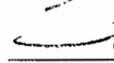
LOCATION: 306 Orchid Ave., Newport Beach (Corona Del Mar) (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story, 600 square foot single family home and construction of a new 29 foot tall, three-story, 2,842 square foot single family residence, plus a 1,009 square foot subterranean basement, a two-car, 502 square foot attached garage, 247 square feet of decks and a 118 square foot balcony. The total building area is 4,353 square feet. Grading consists of 772 cubic yards of cut and 50 cubic yards of fill. The excess material will be exported to a site outside the coastal zone.

RATIONALE: The subject property is a 3,540 square foot inland lot in the Corona Del Mar area of Newport Beach designated as Single Unit Residential in the City of Newport Beach Certified Land Use Plan (LUP). The proposed project has been approved by the Newport Beach Planning Department (AIC 2012-047). The project meets the Commission's parking requirement (2 spaces per residential unit). The project is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and in the project design. Drainage improvements include inlets to a submerged drainage system on the sides of the proposed structure that will carry runoff to a French drain and catch basin in the front yard, and a channel drain at the rear of the property. The drainage plan also includes roof gutters and downspouts. Landscaping will be drought tolerant, low or very low water consumption non-invasive plants. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-7, 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: 
KARL SCHWING
Supervisor, Regulation & Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



1/24/2013

Carl Quinn
3315 Fairview Road
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#: 5-12-323-W

APPLICANT: HTS SCP LLC

LOCATION: 820 W. Bay Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new 28'7" high, 3306 sq. ft. single family residence. Grading consists of 160 cu. yards of import. Addition of a 6 inch cap to the existing bulkhead. No work will take place bayward of the existing bulkhead.

RATIONALE: The subject lot is a 3198 sq. ft. bayfront lot designated as Single Unit Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards perforated drains and bottomless catch basins, for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development 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 **February 6-8, 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: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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January 29, 2013

OC Parks
Attn: Robin Lamont
13042 Old Myford Road
Irvine, CA 92602

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#: 5-13-010 **APPLICANT:** OC Parks

LOCATION: Newport Dunes Marina, Newport Beach & Sunset Aquatic Marina, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Installation and operation of two (2) new Marina Trash Skimming units. One (1) unit will be installed in the marina waters at each location. These units will collect trash and oil sheen and improve water quality. These units have a footprint of 6-foot wide by 4-foot deep and approximately 18-inches of freeboard and will be mounted to existing floating dock systems. Installation of these units will take approximately 7 days.

RATIONALE: The proposed development is taking place in the City of Newport Beach and Seal Beach. While the City of Newport Beach has a certified Land Use Plan (LUP), neither City has a certified Local Coastal Program (LCP). The proposed development is taking place in the marina waters, the Commission's area of original jurisdiction. Therefore, the development is within the Commission's original permit jurisdiction under Coastal Act Section 30519(b) and must be evaluated for consistency with the Chapter 3 policies of the Coastal Act. Public access to the water is available at various locations within the marinas. No boat berthing spaces will be displaced by these units. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The project will improve water quality. Also, the proposed development is consistent with 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 February 6-7, 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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KARL SCHWING
Orange County Area Supervisor