

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

**W10**

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

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 26, 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 May 8, 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. 5-13-064-W Ms. Susan J. Mallett-Rogers (Seal Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-12-286-W Calvin Tran Nguyen (San Clemente, Orange County)
2. 5-13-042-W Carey & Stephanie Ransom (Newport Beach, Orange County)
3. 5-13-087-W Yolanta Swiatek (Newport Beach, Orange County)
4. 5-13-090-W Mr. John West (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-11-090-E1 County Of Orange Sheriff's Department, Communication Division, Attn: Mr. Robert Stoffel (Orange, Orange County)
2. 5-10-298-E1 Advanced Group 99-D (Aerie), Attn: Mr. Richard J. Julian, President (Newport Beach, Orange County)

TOTAL OF 7 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>
5-13-064-W Ms. Susan J. Mallett-Rogers	Demolition of an existing single-family dwelling and construction of a new two-story 2,662 square foot single-family residence with an attached 436 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 before entering the main storm drain system.	1608 Ocean Ave, Seal 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>
5-12-286-W Calvin Tran Nguyen	A lot merger to combine two parcels and a portion of a third parcel into a single 15,335 sq. ft. parcel for the construction of a 7-unit multi-family development; demolition of a single family residence on one of the parcels and construction of three, two-story, 25' tall buildings totaling 13,226 sq. ft. for 7 units sharing a 7,837 basement 18-car garage; mat/conventional footings foundation, courtyards and landscaping consisting of drought tolerant non-invasive plants on the newly created parcel. Grading consists of 4,700 cu.yds. cut for basement level and site preparation. A parcel map for condominium purposes is not proposed.	117 Avenida Del Reposo, San Clemente (Orange County)
5-13-042-W Carey & Stephanie Ransom	Remodel and addition to an existing 953 square foot, two-story, single-family residence with an attached 311 square foot two (2)-car garage. More specifically, the proposed project includes the following: 1) an addition of 472 square feet of habitable area to the existing 1st floor; 2) an addition of 152 square feet of habitable area to the existing 2nd floor; 3) a new 410 square foot 2nd floor terrace/deck and associated stairway and 4) a new 159 square foot roof deck and associated stairway. The maximum height of the structure will be 21-feet above existing grade. No grading is proposed.	431 Lugonia Street, Newport Beach (Orange County)
5-13-087-W Yolanta Swiatek	Remodel and addition of 108 square feet to the first floor and 519 square feet to the second floor of a single family residence, resulting in a 2,875 square foot, 25'6" high single family residence. No work is proposed on the existing bulkhead or adjacent pier and dock.	4008 Channel Pl., Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-090-W Mr. John West</p>	<p>Demolition of an existing single story 2-unit duplex and garage and construction of a new three-story, 3,563 sq. ft., 29' tall, two-unit duplex with balcony decks, roof deck, attached 2-car garage and 2-car tandem parking spaces. Minor grading for soil re-compaction and site preparation is proposed. Drainage improvements consisting of below ground perforated drain pipes surrounding the proposed structure to provide onsite infiltration of water runoff prior to the main storm drain system; hardscape improvements including new front patio and 6' cement block walls at side property lines and minor landscaping at front patio consisting of non-invasive and minimal water use plants such as sage, lavender, and dymondia.</p>	<p>1225 W. Balboa Blvd., Newport Beach (Orange County)</p>
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-11-090-E1 County Of Orange Sheriff's Department, Communication Division, Attn: Mr. Robert Stoffel</p>	<p>Extend Permit for construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter microwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; new decomposed granite access road extension approximately 75 foot long from an existing unimproved Trail/Construction Access Road; and restoration of area disturbed during construction.</p>	<p>0.5 Miles Northeast Of Pacific Coast Hwy (Crystal Cove State Park) (Crystal Cove State Park), Orange (Orange County)</p>
<p>5-10-298-E1 Advanced Group 99-D (Aerie), Attn: Mr. Richard J. Julian, President</p>	<p>Demolish 13,688 sq. ft., 4-level, 14-unit apartment while retaining an on-grade stairway on the bluff face, demolition of a 2,810 sq. ft. single-family residence and construction of a new 51,124 sq. ft., 7-unit, 33-foot tall, 5-level condominium structure (3 levels visible from grade/street level and all five levels visible from seaward side), with 18 parking spaces and common amenities including fitness facility, meeting room, patios, pool and spa, hardscape/landscape, grading consisting of 9,810 cu. yds. of cut; lot line adjustment to merge a 584 sq. ft. portion of 101 Bayside Place with the parcel identified as 201-205 Carnation Avenue and with the parcel identified as 207 Carnation Ave into one single 61,284 sq. ft. lot for residential purposes; and tentative tract map to subdivide the air space for seven residential condominium units.</p>	<p>201-205 & 207 Carnation Ave & 101 Bayside Place (Corona Del Mar), Newport Beach (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



April 19, 2013

Berry Group Inc.
Attn: John Berry
2091 Las Palmas, Suite "D"
Carlsbad, CA 92011

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#: 5-13-064 **APPLICANT:** Susan Mallet-Rodgers

LOCATION: 1608 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 953 square foot, two-story, single-family residence with an attached 311 square foot two (2)-car garage. More specifically, the proposed project includes the following: 1) an addition of 472 square feet of habitable area to the existing 1st floor; 2) an addition of 152 square feet of habitable area to the existing 2nd floor; 3) a new 410 square foot 2nd floor terrace/deck and associated stairway and 4) a new 159 square foot roof deck and associated stairway. The maximum height of the structure will be 21-feet above existing grade. No grading is proposed.

RATIONALE: The subject site is an inland lot located between the first public road and the sea and is located approximately within 300 feet of the mean high tide of the sea or the inland extent of any beach and is an improvement that would result in an increase in height greater than ten (10) percent. The lot size is approximately 2,500 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. 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 to the beach is available near the site at the end of Neptune Avenue. 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 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 May 8-9, 2013 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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April 19, 2013

Eric Aust, Architect
P.O. Box 1637
Newport Beach, CA 92659

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#: 5-13-042 **APPLICANT:** Carey & Stephanie Ransom

LOCATION: 431 Lugonia Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story 2,662 square foot single-family residence with an attached 436 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 before entering the main storm drain system.

RATIONALE: The lot size is 2,566 square feet and is designated as single-unit residential detached 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 to the Semeniuk Slough exists near the project site at the Sunset Drive, street end. 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 May 8-9, 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

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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4/19/2013

William Guidero
425 30th St, Suite 23
Newport Beach, CA 92663

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#: 5-13-087-W

APPLICANT: Yolanta Swiatek

LOCATION: 4008 Channel Place, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Remodel and addition of 108 square feet to the first floor and 519 square feet to the second floor of a single family residence, resulting in a 2,875 square foot, 25' 6" high single family residence. No work is proposed on the existing bulkhead or adjacent pier and dock.

RATIONALE: The subject lot is a 2,715 sq. ft. bayfront lot with bulkhead designated as Two-Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach. The project is a minor addition to an existing single family residence and would not result in the substantial demolition of the existing residence. The project would extend the first floor 3.5 feet bayward, to the bayward edge of the deck on the second floor; however, the residence would be consistent with the pattern of development in the area. Also proposed is the remodel of a garage on the first floor, and an expansion of the second floor on the landward side of the residence. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed to landscaped areas 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 **May 8-9, 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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200 Oceangate, Suite 1000
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(5-11-090-E1)

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

APRIL 26, 2013

Notice is hereby given that the County of Orange Sheriff's Department, Communication Division has applied for a one-year extension of Coastal Development Permit 5-11-090, as amended, granted by the California Coastal Commission on November 2, 2011 for:

Construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter microwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; new decomposed granite access road extension approximately 75 foot long from an existing unimproved Trail/Construction Access Road; and restoration of area disturbed during construction.

At: 0.5 mile north of Pacific Coast Hwy within the Crystal Cove State Park in the City of Laguna Beach, County of Orange County

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

By: Liliana Roman
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(5-10-298-E1)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

APRIL 26, 2013

Notice is hereby given that the **Advanced Group 99-D** has applied for a one-year extension of Coastal Development Permit **5-10-298**, granted by the California Coastal Commission on **June 15, 2011** for:

Demolition of an existing 13,688 sq. ft., 4-level, 14-unit apartment while retaining existing on-grade stairway on the bluff face and existing two-slip dock system, demolition of a 2,810 sq. ft. single-family residence, and construction of a new 51,124 sq. ft., 7-unit, 33-foot tall, 5-level condominium structure (three levels visible from grade/street level and all five levels visible from the seaward side) with 18 parking spaces and common amenities including a fitness facility, meeting room, patio, pool and spa; hardscape and landscaping improvements; grading consisting of 9,810 cu. yds. of cut; lot line adjustment to merge a 584 sq. ft. portion of 101 Bayside Place with the parcel identified as 201-205 Carnation Avenue and with the parcel identified as 207 Carnation Ave into one single 61,284 sq. ft. lot for residential purposes; and tentative tract map to subdivide the air space for seven residential condominium units.¹

At: 201-205 Carnation Ave, 207 Carnation Ave and a portion of 101 Bayside Place, City of Newport Beach (Orange County)

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

By: Liliana Roman
Coastal Program Analyst

¹ Demolition of the existing wood pier, gangway, 10 - 14" diameter steel guide piles and 490 sq. ft. double-U shaped floating dock and construction of a new 1,765 sq. ft. double-U shaped floating dock supported by 12 new concrete guide piles (8 - 18" diameter, 4 - 14" diameter); new gangway; new 10'x14' pier/gangway platform supported by 4- 14" diameter concrete piles, a new wood pier and repair of existing concrete piles reused to support the new wood pier was approved under Coastal Development Permit 5-12-214 by the Commission at its February 2013 hearing.