

**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](http://www.coastal.ca.gov)

**W16**

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

*For the  
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 7, 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 August 14, 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. 5-13-0352-W Ming Hsieh (Newport Beach, Orange County)

**DE MINIMIS WAIVERS**

1. 5-13-0235-W Neil & Biljana Longman (Newport Beach, Orange County)
2. 5-13-0346-W Pamela Morgan (Newport Beach, Orange County)
3. 5-13-0408-W Mr. & Mrs. Tim Vermilya (Newport Beach, Orange County)
4. 5-13-0432-W Kevin & Nora Brogan (Newport Beach, Orange County)
5. 5-13-0445-W Mike & Genevieve Gallipeo (Huntington Beach, Orange County)

**IMMATERIAL AMENDMENTS**

1. 5-10-237-A1 Washington Holdings, Attn: Chad Christensen (Dana Point, Orange County)
2. 5-11-298-A2 Orange County Sanitation Department (Ocsd), Attn: Hardat Khublall (Huntington Beach, Orange County)
3. 5-12-140-A1 Donna Cambon (Newport Beach, Orange County)

**EXTENSION - IMMATERIAL**

1. 5-04-089-E7 Three Arch Bay Community Services District (Laguna Beach, Orange County)

**TOTAL OF 10 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>
5-13-0352-W Ming Hsieh	An interior remodel and addition to an existing 6,736 sq. ft. two-story plus basement level single family residence with the addition of 2,315 sq. ft. (34% addition) living space for a new bedroom at second floor, new first floor entry, conversion of basement level garage into entertainment area, a new first floor level 572 sq. ft. 3-car garage; and water fountain/spa within an interior courtyard at first floor level are proposed. Grading consisting of 445 cu. yds. of cut is proposed as part of the basement level garage conversion to living space. No new landscaping is proposed and no work is proposed to existing bay facing deck/patio or existing water-side development consisting of a bulkhead, cantilevered deck and dock system.	87 Linda Isle, Newport 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>
5-13-0235-W Neil & Biljana Longman	Demolition of an existing one-story single family home and attached garage and construction of a new three-story, 29-foot tall single family residence with 3,956 sq. ft. of living area, plus a two-car, 599 sq. ft. attached garage with golf-cart parking, and 828 sq. ft. of decks. The total structure would be 4,555 sq. ft. The project includes new hardscape and a landscaping plan that features drought tolerant, low-water plants and ground cover. Storm runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to two open bottom drain boxes and four perforated trench drains at the front of the property. At that point, runoff will be infiltrated into the ground. Any excess runoff will be conveyed through curb drains to the street. A trench drain will be installed at the rear of each side yard to capture and infiltrate runoff before it can enter the alley. Minimal grading consists of 30 cubic yards of cut and no fill.	2782 Circle Drive, Newport Beach (Orange County)

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-13-0346-W</b> Pamela Morgan</p>	<p>Remove an existing mobile home and replace with a new approximately 1,323 square foot one-story manufactured home with a roof deck and a one-car carport. The maximum height of the residence will be approximately 16-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>63 Saratoga, Newport Beach (Orange County)</p>
<p><b>5-13-0408-W</b> Mr. &amp; Mrs. Tim Vermilya</p>	<p>Demolition of existing one-story, 1,295 sq. ft. single-family residence with attached 441 sq. ft. garage and construction of new two-story 23' high (measured from centerline of frontage road) 3,160 sq. ft. single-family residence with semi-subterranean 2-car garage, new hardscape and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the frontage road storm drain system. Grading consisting of 200 cubic yards cut/fill proposed for the semi-subterranean level.</p>	<p>85 South La Senda Drive, Newport Beach (Orange County)</p>
<p><b>5-13-0432-W</b> Kevin &amp; Nora Brogan</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 2,505 square foot single-family residence with an attached 390 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 235 cubic yards for purposes of recompaction and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>116 Diamond Ave, Newport Beach (Orange County)</p>
<p><b>5-13-0445-W</b> Mike &amp; Genevieve Galliepo</p>	<p>The demolition of three 6" thick concrete decks (totaling 524 sq. ft. in size) cantilevered past an existing bulkhead over public tidelands in Huntington Harbor.</p>	<p>16252 Tisbury Circle, Huntington Beach (Orange County)</p>

**REPORT OF IMMATERIAL AMENDMENTS**

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-10-237-A1</b> Washington Holdings, Attn: Chad Christensen</p>	<p>The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit which would result in the following change(s) to Special Condition No. 7 of the permit related to the duration of the project approval (changes shown strikeout/insert format below):</p> <p>7. Duration of Approval: Unless this permit otherwise expires pursuant to Standard Condition No. 2, this administrative coastal development permit (5-10-237) shall expire one (1) two (2) years from the date the applicant initiates the development in accordance with this permit approval. Within 30 days of initiating the project, the applicant shall notify the Executive Director, in writing, of the date development commenced. Except as provided in Public Resources Code Section 30610 and applicable regulations, and as specifically provided in this condition, any future development as defined in PRC section 30106, including but not limited to, maintenance activities beyond the scope of this approval and/or expiration date of this permit, shall require an amendment to 5-10-237 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission.</p>	<p>500 Monarch Bay Drive, Dana Point (Orange County)</p>
<p><b>5-11-298-A2</b> Orange County Sanitation Department (Ocsd), Attn: Hardat Khublall</p>	<p>OCSD will conduct a single Cone Penetration Test (CPT) on the upstream side of the tidal gate on the East Levee (Newport Beach side) of the Santa Ana River (SAR). None of the proposed work will take place on the West Levee (Huntington Beach). The purpose of this test is to determine if the soils under and around the tidal gate have been jeopardized due to the subsidence associated with the Newport Forcemain project that lead to the reinforcement work. The CPT would require the removal of the riprap at the water line and a temporary coffer dam would be established to secure the area and prevent any impact to water quality. The testing would occur on the levee slope and would not require any activity that would impact the SAR bed material. A temporary ramp for the CPT testing truck to access the site would be installed, but once the testing is completed the ramp would be removed and the riprap returned to preconstruction conditions. Testing would not impede flow of the tidal gate.</p> <p>If it is determined that the soils under the tidal gate have been jeopardized, the OCSD would secure the tidal gate by using the same soil mixing operation that was approved as part of the CDP. This area is to the adjacent North of the area where soil mix reinforcement was previously approved. OCSD would implement all of the previously imposed conditions. No work would occur to the tidal gate and no change to the tidal flow is proposed.</p>	<p>Santa Ana River West (Santa Ana River West (Huntington Beach) &amp; East (Newport Beach) Levees, City of Huntington Beach &amp; Newport Beach (County of Orange)), Huntington Beach (Orange County)</p>

<b>5-12-140-A1</b> Donna Cambon	Substantial addition and remodel of an existing 2-story duplex to create a ground-floor rental unit #1 of 1,001 square feet, and a remodeled ground floor and second-floor residential unit #2 of 2,190 square feet for a total living area of 3,191 square feet. Maximum height is 26 feet. The revised project also includes an attached two-car, 406 square foot garage, and a two-car, covered carport of 432 square feet. Parking spaces are assigned to Units 1 and 2 in tandem fashion as shown on project plans. The larger residential unit #2 also has 139 square feet of second floor decks.	1812 West Oceanfront, Newport Beach (Orange County)
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**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-04-089-E7</b> Three Arch Bay Community Services District	Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.	Three Arch Bay Community, Laguna Beach (Orange County)

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August 1, 2013

Cenmill Inc. Attn: Artem Golestian  
705 Balboa Ave.  
Glendale, CA 91206

**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#:** 5-13-352-W **APPLICANT:** Ming Hsieh

**LOCATION:** 87 Linda Isle, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** An interior remodel and addition to an existing 6,736 sq. ft. two-story plus basement level single family residence with the addition of 2,315 sq. ft. (34% addition) living space for a new bedroom at second floor, new first floor entry, conversion of basement level garage into entertainment area, a new first floor level 572 sq. ft. 3-car garage; and water fountain/spa within an interior courtyard at first floor level are proposed. Grading consisting of 445 cu. yds. of cut is proposed as part of the basement level garage conversion to living space. No new landscaping is proposed and no work is proposed to existing bay facing deck/patio or existing water-side development consisting of a bulkhead, cantilevered deck and dock system.

**RATIONALE:** The subject site is a 14,028 sq. ft. lot designated low density residential in the City of Newport Beach Land Use Plan (LUP) and is located on a bay fronting bulkhead lot on Linda Isle, a private gated community. The proposed additions to the existing residence are on the street facing side of the lot and will therefore not result in further bayward encroachment. The height of the structure also will not change. The proposed project exceeds the Commission's requirement of two parking spaces per unit. No work is proposed to the existing bulkhead; a bulkhead inspection concluded the 1960s constructed bulkhead to be in good condition and in conformance with local bulkhead height regulations and therefore suitable to protect existing and proposed development on site. The project is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during construction; no additional drainage improvements are proposed as part of the remodel and addition. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. In addition, 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 **August 14-15, 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

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August 1, 2013

Neil & Biljana Longman  
36 Snug Harbor Road  
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 #:** 5-13-235-W

**APPLICANT:** Neil & Biljana Longman

**LOCATION:** 2782 Circle Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing one-story single family home and attached garage and construction of a new three-story, 29-foot tall single family residence with 3,956 sq. ft. of living area, plus a two-car, 599 sq. ft. attached garage with golf-cart parking, and 828 sq. ft. of decks. The total structure would be 4,555 sq. ft. The project includes new hardscape and a landscaping plan that features drought tolerant, low-water plants and ground cover. Storm runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to two open bottom drain boxes and four perforated trench drains at the front of the property. At that point, runoff will be infiltrated into the ground. Any excess runoff will be conveyed through curb drains to the street. A trench drain will be installed at the rear of each side yard to capture and infiltrate runoff before it can enter the alley. Minimal grading consists of 30 cubic yards of cut and no fill.

**RATIONALE:** The subject property is a 4,000 square foot interior lot located within the existing locked gate community of Bayshores in the City of Newport Beach. The area is zoned Single-Unit Residential by the City. The proposed project conforms to the permitted uses for a low-density residential zone. The proposed project has been approved by the Newport Beach Planning Division (AIC 2013-013). 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 is not available on site and the proposed development will not change the lack of public access. Public access to view Upper Newport Bay is available about a half-mile north at Castaways Park. Public access to the bay waters is available 1.8 miles north at the Newport Aquatic Center. Directing storm water runoff to permeable surfaces 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 August 14-15, 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  
Orange County Area Supervisor

cc: Commissioners/File



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August 1, 2013

So-Cal Manufactured Housing Construction  
Attn: Laurie Barnes  
4605 Wade Avenue  
Perris, CA 92571

**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#:** 5-13-346                      **APPLICANT:** Pamela Morgan

**LOCATION:** 63 Saratoga (Bayside Village Mobile Home Park), Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remove an existing mobile home and replace with a new approximately 1,323 square foot one-story manufactured home with a roof deck and a one-car carport. The maximum height of the residence will be approximately 16-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.

**RATIONALE:** The subject site consists of a 2,306 square foot mobile home space located on a larger parcel that is designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located on an interior lot, but which is between the first public road and the sea. The subject mobile home space is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One (1) parking space is provided on site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds, a total of 160 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. 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 August 14-15, 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

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August 1, 2013

Morris Skenderian & Associates  
2094 South Coast Highway Suite 3  
Laguna Beach CA, 92651

**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#:** 5-13-0408-W

**APPLICANT:** Tim Vermilya

**LOCATION:** 85 South La Senda Drive, Three Arch Bay, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing one-story, 1,295 sq. ft. single-family residence with attached 441 sq. ft. garage and construction of new two-story 23' high (measured from centerline of frontage road) 3,160 sq. ft. single-family residence with semi-subterranean 2-car garage, new hardscape and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the frontage road storm drain system. Grading consisting of 200 cubic yards cut/fill proposed for the semi-subterranean level.

**RATIONALE:** The subject site is a 5,780 sq. ft. interior lot (not bluff top) within the first public road and the sea located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Public coastal access exists in the project vicinity at Thousand Steps Beach (approximately 1½ mile upcoast). The development is consistent with the Commission's typical parking requirement of two spaces per residential unit. The proposed landscaping plan provides non-invasive drought-tolerant plant species.

The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, coastal views or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 14-15, 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

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August 1, 2013

Ian J.N. Harrison, Architect  
335 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#:** 5-13-432                      **APPLICANT:** Kevin & Nena Brogan

**LOCATION:** 116 Diamond Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 2,505 square foot single-family residence with an attached 390 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 235 cubic yards for purposes of recompaction and will be balanced on site. 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 2,550 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 August 14-15, 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

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August 1, 2013

Richard Murphy  
6781 Defiance Drive  
Huntington Beach, CA 92647

**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 #:** 5-13-445-W

**APPLICANTS:** Michael and Genevieve Gallipeo

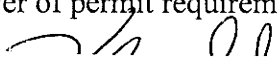
**LOCATION:** 16252 Tisbury Circle, Huntington Beach, Orange County

**PROPOSED DEVELOPMENT:** The demolition of three 6" thick concrete decks (totaling 524 sq. ft. in size) cantilevered past an existing bulkhead over public tidelands in Huntington Harbor.

**RATIONALE:** The proposed development is associated with a single-family residence that fronts on Huntington Harbor. The applicant proposes to demolish existing concrete cantilevered decks using handheld equipment (no heavy machinery will be required) and place tarps under the decks to keep concrete debris out of the harbor waters; debris is proposed to be disposed of outside of the coastal zone. No replacement deck is proposed, or any type of new construction. The proposed development is located in the Commission's original jurisdiction due to its location seaward of the bulkhead (i.e. seaward of the mean high tide line), therefore a permit is required from the Commission in the otherwise certified City of Huntington Beach. The City has approved the proposed demolition. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. 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 **August 14-15, 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**

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

5-10-237-A1

**NOTICE OF PROPOSED AMENDMENT TO PERMIT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:**  
**SUBJECT:** Permit No. 5-10-237 granted to Washington Holdings for a project to:

Reduce the occasional risk of high bacteria levels at Monarch Beach by creating temporary berms of sand to channel runoff from Salt Creek directly into the Pacific Ocean. Establish water flow from the Salt Creek outlet perpendicular to the shoreline by creating two (2) sand berms, upcoast and downcoast of the ponded water and outlet flow on the beach, that are limited to 3 feet high and 4 feet wide, and approximately 130 feet long, each. If necessary to direct the flow, a pilot channel, no more than 4 feet wide is proposed to be excavated from the area between the berms, and out to the daily high tide line. This is a 'pilot' project to be carried out and monitored for a period of one (1) year in order to help develop a long term management plan for the outlet... More specifically described in the application file in the Commission offices

**PROJECT SITE:** 500 Monarch Bay Drive, City of Dana Point (Orange County) (APN# 670-151-55)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit which would result in the following change(s) to Special Condition No. 7 of the permit related to the duration of the project approval (changes shown ~~strikeout~~/insert format below):

7. Duration of Approval: Unless this permit otherwise expires pursuant to Standard Condition No. 2, this administrative coastal development permit (5-10-237) shall expire ~~one (1)~~ two (2) years from the date the applicant initiates the development in accordance with this permit approval. Within 30 days of initiating the project, the applicant shall notify the Executive Director, in writing, of the date development commenced. Except as provided in Public Resources Code Section 30610 and applicable regulations, and as specifically provided in this condition, any future development as defined in PRC section 30106, including but not limited to, maintenance activities beyond the scope of this approval and/or expiration date of this permit, shall require an amendment to 5-10-237 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission.

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The subject administrative coastal development permit became effective on June 14, 2012, following satisfaction of the 'prior to commencement of construction' requirements. The development commenced soon thereafter. As originally approved, Special Condition 7 limits the proposed work to one year, as a pilot program to gauge the effectiveness of the plan at controlling bacteria levels and to observe the overall effects of the plan on coastal access and biological resources. All of which was to help ultimately prepare a beach management plan for later consideration by the Commission. A draft beach management plan has been prepared and submitted as a separate coastal development permit application, but that application is incomplete. The applicant seeks the proposed extension to continue to implement the originally approved berms and associated monitoring to continue to learn from those activities while the Commission considers the more comprehensive beach management plan. The proposed amendment will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact **Karl Schwing** at the Commission Area office in Long Beach (562) 590-5071.

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**CALIFORNIA COASTAL COMMISSION**

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



5-11-298-A2

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** August 1, 2013

**SUBJECT:** Coastal Development Permit No. 5-11-298 granted to Orange County Sanitation District (OCSD):

To permanently authorize the construction allowed under Emergency Permit 5-10-200-G for repair work consisting of in-situ mixing of soil, cement and water ("soil mixing") to reinforce the levees. Additional soil mix reinforcement to the levees (not yet undertaken) is proposed to finalize the repairs.

**PROJECT SITE:** Santa Ana River West (Huntington Beach) & East (Newport Beach) Levees, City of Huntington Beach & Newport Beach (County of Orange)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above-referenced permit, which would result in the following change(s):

OCSD will conduct a single Cone Penetration Test (CPT) on the upstream side of the tidal gate on the East Levee (Newport Beach side) of the Santa Ana River (SAR). None of the proposed work will take place on the West Levee (Huntington Beach). The purpose of this test is to determine if the soils under and around the tidal gate have been jeopardized due to the subsidence associated with the Newport Forcemain project that lead to the reinforcement work. The CPT would require the removal of the riprap at the water line and a temporary coffer dam would be established to secure the area and prevent any impact to water quality. The testing would occur on the levee slope and would not require any activity that would impact the SAR bed material. A temporary ramp for the CPT testing truck to access the site would be installed, but once the testing is completed the ramp would be removed and the riprap returned to preconstruction conditions. Testing would not impede flow of the tidal gate.

If it is determined that the soils under the tidal gate have been jeopardized, the OCSD would secure the tidal gate by using the same soil mixing operation that was approved as part of the CDP. This area is to the adjacent North of the area where soil mix reinforcement was previously approved. OCSD would implement all of the previously imposed conditions. No work would occur to the tidal gate and no change to the tidal flow is proposed.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to coastal resources or access. The proposed amendment is consistent with the underlying permit approval (CDP# 5-11-298) as amended 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.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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

**5-12-140-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** August 5, 2013

**SUBJECT:** Coastal Development Permit No. 5-12-140 approved by the Commission January 11, 2013 to Donna Cambon for:

**Substantial demolition of an existing 2-story duplex and construction of a new three-story, 33-foot high duplex with a total of 4,012 square feet of living area; an attached two-car, 447 square foot garage; a two-car, 432 square foot covered carport, and a total of 892 square feet of ground floor, second floor and third floor decks. More specifically described in the application file in the Commission offices.**

**AT:** 1812 West Oceanfront, Newport Beach (Orange County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

**DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:**

Substantial addition and remodel of an existing 2-story duplex to create a ground-floor rental unit #1 of 1,001 square feet, and a remodeled ground floor and second-floor residential unit #2 of 2,190 square feet for a total living area of 3,191 square feet. Maximum height is 26 feet. The revised project also includes an attached two-car, 406 square foot garage, and a two-car, covered carport of 432 square feet. Parking spaces are assigned to Units 1 and 2 in tandem fashion as shown on project plans. The larger residential unit #2 also has 139 square feet of second floor decks.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The applicant has reduced the size of the original project by eliminating the planned third floor of the structure and revising the design of the existing first and second floor duplex. The revised project is within the same footprint as the approved structure, but has a lower roof line and less internal floor area. Changes are made to the approved foundation, which is no longer required to



support the third floor that has been eliminated. The proposed revisions are minor in nature and the approval of the permit amendment request will not create any adverse impacts to public access or coastal resources.

Therefore, the proposed project, as revised by this permit amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact **Jeffrey Rabin** at the Commission South Coast Area office in Long Beach (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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August 2, 2013

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

Notice is hereby given that: Three Arch Bay Community Services District (CSD), has applied for a one year extension of **Permit No. 5-04-089** granted by the California Coastal Commission: August 9, 2005 for:

**Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system (see note below). The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.**

at: Three Arch Bay Community, Laguna Beach, (Orange County).

**NOTE:** Coastal Development Permit No. 5-04-089 was amended on November 11, 2011 to delete the following portions of the approved project: 1) installation of new storm drain pipes within Vista del Sol from the upstream end of the storm drain system to Stonington street, and from Encino street to North La Senda street; and, 2) modification of the smaller desilter basin, located at the upstream terminus of the storm drain system and of Vista del Sol street, by replacing the existing 18 inch reinforced concrete pipe riser with a 30 inch ID CSP. The deleted aspects of 5-04-089 were approved via Coastal Development Permit Waiver No. 5-11-121-W at the Commission's November 2011 hearing.

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: Meg Vaughn  
Coastal Program Analyst