

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

**W14**

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

*For the
September Meeting of the California Coastal
Commission*

MEMORANDUM

Date: September 6, 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 September 11, 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.

DE MINIMIS WAIVERS

1. 5-13-0244-W Spinnaker Development, Llc (Newport Beach, Orange County)
2. 5-13-0360-W Anthony A. Nguyen (Newport Beach, Orange County)
3. 5-13-0433-W (Newport Beach, Orange County)
4. 5-13-0472-W Hometown Laguna Terrace, Llc (Laguna Beach, Orange County)
5. 5-13-0549-W Stefan Manolakas (Laguna Beach, Orange County)
6. 5-13-0580-W Chris Brigandi (Newport Beach, Orange County)
7. 5-13-0635-W Grey Five, Llc (Newport Beach, Orange County)
8. 5-13-082-W Orange County Sanitation District (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-10-229-A1 City Of Newport Beach (Newport Beach, Orange County)

TOTAL OF 9 ITEMS

DETAIL OF ATTACHED MATERIALS**REPORT OF DE MINIMIS WAIVERS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-0244-W Spinnaker Development, Llc	Demolition of an existing single-family dwelling and construction of a new three-story with a basement, 7,180 square foot single-family residence with an attached 694 square foot four-car garage. The foundation will consist of slab on grade. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 1,245 cubic yards of cut, 100 cubic yards of fill, 1,145 cubic yards of export to a location outside of the Coastal Zone and 185 cubic yards for purposes of recompaction, which 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.	3320 Ocean Boulevard, Newport Beach (Orange County)
5-13-0360-W Anthony A. Nguyen	Demolition of an existing one-story single-family residence with a two-car attached garage and construction of a new 29-foot tall, three-story duplex, with an attached garage for each unit, a carport space for each unit, and separate third-floor roof deck for each unit. Unit A would have 1,314 sq. ft. of living space, a 201 sq. ft. garage, a 160 sq. ft. carport and a 318 sq. ft. roof deck. Unit B would have 1,506 sq. ft. of living space, a 183 sq. ft. garage, a 160 sq. ft. carport, a 286 sq. ft. roof deck, a 19 sq. ft. porch and an 11 sq. ft. balcony. Grading consists of 110 cubic yards of fill.	114 24th Street, Newport Beach (Orange County)
5-13-0433-W	Demolition of the existing single family residence and construction of a new, 2,710 sq. ft., 29' high single family residence, attached 2 car garage, and drought-tolerant non-invasive landscaping.	312 Collins Ave, Newport Beach (Orange County)
5-13-0472-W Hometown Laguna Terrace, Llc	Installation of two new mobile homes on vacant lots: a 1,180 sq. ft. one-story 16' tall manufactured home with steel pier tie down foundation system, wrap around wood deck, roof deck with exterior spiral staircase and minor landscaping on Space E1, a 3,337 sq. ft. inland lot; and a 880 sq. ft., one-story 16' tall manufactured home with steel pier tie down foundation system, roof deck, 237 sq. ft. wood deck, 496 sq. ft. hardscape/concrete carport, 262 sq. ft. permeable area, minor landscaping and a 6' tall PVC fence along the north property line on Space E2, a 1,945 sq. ft. inland lot; No grading is proposed. Drainage from roof downspouts and decks are proposed to be directed into permeable or landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed using drought tolerant, non-invasive plants.	Space E1 And Space E2 (Hometown Laguna Terrace Mobile Home Park), Laguna Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0549-W Stefan Manolakas</p>	<p>Major remodel consisting of over 50% demolition of an existing two-story, 3,993 sq. ft., 22-foot tall, single-family residence with 791 sq. ft. garage and a new 470 sq. ft. addition resulting in a new 4,463 sq. ft., 22-foot tall residence with new walls, roof, windows, doors; filling in of existing pool, landscape and hardscape improvements including new stairs, trellis, patio areas, outdoor bbq, retaining wall. Proposed landscaping consists of a low water use plant palette. Roof water runoff will be collected from rain gutters and downspouts will be directed to planter areas.</p>	<p>2560 Monaco Drive, Laguna Beach (Orange County)</p>
<p>5-13-0580-W Chris Brigandi</p>	<p>Demolition of an existing single-family residence and construction of a new two-story, 27 feet high above finished grade, 2,438 sq. ft. single-family residence with attached 361 sq. ft., two-car garage and hardscape improvements including concrete patios, new fence at side yards and minimal landscaping consisting of a drought tolerant non-invasive plant palette. Minor grading for soil re-compaction and site preparation is proposed.</p>	<p>1706 Plaza Del Norte, Newport Beach (Orange County)</p>
<p>5-13-0635-W Grey Five, Llc</p>		<p>918 W. Balboa Blvd, Newport Beach (Orange County)</p>

<p>5-13-082-W Orange County Sanitation District</p>	<p>The existing Newport Force Main (NFM) system consists of an aging dual (north and south) barrel Ductile Iron Pipe (DIP) force main system located below and along PCH that receive flows from three(3) OCSD pump stations: Bay Bridge; Rocky Point; and Lido. The proposed project is the Newport Force Main (NFM) Rehabilitation Project and is categorized into three (3) major groupings: 1) rehabilitation of existing pipelines using Cured-In-Place-Pipe (CIPP) technology; 2) new pipeline construction using a combination of open-cut, microtunneling, and jack and bore construction methods; and 3) abandonment of existing pipe where new pipe will be installed. More than half of the force main system will be rehabilitated. The existing north force main will be replaced with new pipe from approximately Dover Dr. to Newport Blvd. and will be rehabilitated with CIPP from Newport Blvd. to the Bitter Point Pump Station. The existing south force main will be replaced with new pipe (upsized from 22-inches to 32-inches) from east of Rocky Point Station to a location just west of Newport Blvd. The remaining areas of the south force main will be rehabilitated with CIPP. For all areas receiving new pipe, the old existing pipe including appurtenances will be abandoned. Grading will consist of 26,500 cubic yards of cut, 23,500 cubic yards of fill and 3,000 cubic yards of export to a location outside of the Coastal Zone. Any impacted landscaping within the Caltrans right-of-way in the center median and along the shoulder consisting of California non-invasive species will be restored to pre-construction conditions. Sixty-one (61) metered parking spaces and fifty-five (55) non-metered parking spaces along Pacific Coast Highway will be temporarily impacted during construction and then made once again available post construction. No work requiring parking space or lane closures will be performed during the summer season (Memorial Day through Labor Day). The project will be constructed in two (2) phases: 1) between July 2014 and May 2015; and 2) September 2015 and May 2016.</p>	<p>5 East Pacific Coast Hwy(Bay Bridge Vault) To 5904 West Pacific Coast Hwy (Bitter Point Pump Station)., Newport Beach (Orange County)</p>
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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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<p>5-10-229-A1 City Of Newport Beach</p>	<p>Consistent with approved LCP Amendment No. NPB-MAJ-1-12, the height of the approved 35-foot tall lighthouse tower on the Balboa Center Complex will be raised to 71-feet at its highest point. The lighthouse tower will have a tapered design with a diameter of 18-feet at the base and approximately 8-feet at the top. The top of the lighthouse tower will house an emergency warning siren (tsunami warning device), which will be relocated from its existing location at the adjacent Veteran's Memorial Park. The existing pole holding the existing warning device at Veteran's Memorial Park will be removed. Video cameras will be installed inside the top of the lighthouse tower to provide live feeds of the views of the surrounding coastline.</p> <p>Also, an adjacent 0.11 acre parcel previously owned by Southern California Edison (SCE) located at 1516 West Balboa Boulevard will be incorporated into the project to expand the proposed East Parking Lot and add perimeter landscaping at the east end of the site. The parcel will provide 20-additional parking spaces and will allow the lot to be increased from 15 angled parking spaces to 35 perpendicular parking spaces. The East Parking Lot primarily serves as the staff and marina user parking lot and to a lesser extent, Balboa Center Complex user parking lot.</p>	<p>1600 W. Balboa Blvd, Newport Beach (Orange County)</p>
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CALIFORNIA COASTAL COMMISSION

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



August 29, 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#: 5-13-0244 **APPLICANT:** Spinnaker Development, LLC

LOCATION: 3320 Ocean Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story with a basement, 7,180 square foot single-family residence with an attached 694 square foot four-car garage. The foundation will consist of slab on grade. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 1,245 cubic yards of cut, 100 cubic yards of fill, 1,145 cubic yards of export to a location outside of the Coastal Zone and 185 cubic yards for purposes of recompaction, which 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 6,300 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 Corona Del Mar State Beach is located northwest of the site via a driveway leading from Ocean Boulevard. 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 September 11-13, 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

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



August 30, 2013

Rod A. Jeheber
410 32nd Street, Suite 202
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 #: 5-13-360-W

APPLICANT: Anthony A. Nguyen

LOCATION: 114 24th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story single-family residence with a two-car attached garage and construction of a new 29-foot tall, three-story duplex, with an attached garage for each unit, a carport space for each unit, and separate third-floor roof deck for each unit. Unit A would have 1,314 sq. ft. of living space, a 201 sq. ft. garage, a 160 sq. ft. carport and a 318 sq. ft. roof deck. Unit B would have 1,506 sq. ft. of living space, a 183 sq. ft. garage, a 160 sq. ft. carport, a 286 sq. ft. roof deck, a 19 sq. ft. porch and an 11 sq. ft. balcony. Grading consists of 110 cubic yards of fill.

RATIONALE: The subject property is a 2,375 sq. ft. inland lot on the Balboa Peninsula designated R2 - Two Unit Residential in the City of Newport Beach's Certified Land Use Plan (LUP). The proposed project has been approved by the Newport Beach Planning Department (AIC 2013008). The project meets the Commission's parking requirement (2 spaces per residential unit) after City of Newport Beach staff approved separate garages with a reduced interior width. The project is designed to be compatible with the character of the surrounding development. Public coastal access is approximately 205 feet from the site at the end of 24th Street. Adequate measures to address water quality have been incorporated during construction and in the project design. Drainage improvements include catch basins at the front of the property and a bottomless trench drain at the rear of the property. The drainage plan also includes roof gutters, downspouts, and deck drains. Gravel will be used along one of the side yards to allow percolation of runoff into the ground. 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 September 11-12, 2013 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: 
for **KARL SCHWING**
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

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



9/6/2013

George N. Seitz, Architect
13023 A Sky Park Circle
Irvine, CA 92614

**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- 0433-W

APPLICANT: Newport Collins LLC

LOCATION: 312 Collins Ave, Newport Beach, (Balboa Island) Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 2,710 sq. ft., 29' high single family residence, attached 2 car garage, and drought-tolerant non-invasive landscaping.

RATIONALE: The subject lot is a 2,557 sq. ft. inland lot designated as Residential Two Family 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. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. Runoff is directed towards 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 **September 11-12, 2013** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 3, 2013

SCI, Attn: Anthony C. Ujueta
31631 Auto Center Drive
Lake Elsinore, CA 92530

**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#: 5-13-0472-W **APPLICANT:** Hometown Laguna Terrace, LLC

LOCATION: Space E1 and Space E2 (Hometown Laguna Terrace Mobile Home Park), Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Installation of two new mobile homes on vacant lots: a 1,180 sq. ft. one-story 16' tall manufactured home with steel pier tie down foundation system, wrap around wood deck, roof deck with exterior spiral staircase and minor landscaping on Space E1, a 3,337 sq. ft. inland lot; and a 880 sq. ft., one-story 16' tall manufactured home with steel pier tie down foundation system, roof deck, 237 sq. ft. wood deck, 496 sq. ft. hardscape/concrete carport, 262 sq. ft. permeable area, minor landscaping and a 6' tall PVC fence along the north property line on Space E2, a 1,945 sq. ft. inland lot; No grading is proposed. Drainage from roof downspouts and decks are proposed to be directed into permeable or landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed using drought tolerant, non-invasive plants.

RATIONALE: The subject sites consists of two interior mobile home park spaces located within the larger parcel of the Laguna Terrace Mobile Home Park in Hobo Canyon inland of Pacific Coast Hwy. Hobo Canyon, along with four locked gate communities, is one of the areas of deferred certification in the otherwise certified City of Laguna Beach. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed project will not result in any division of land or change the manner of ownership of the land. Two parking spaces are provided on each site. The proposed project is designed to be compatible with the character of the surrounding development. Public access to the beach is available across Pacific Coast Hwy at the Montage Hotel access way to Aliso Beach. 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 **September 11-12, 2013** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 3, 2013

EBTA Architects, Attn: Terry Chang
17871 Mitchell North, Suite 150
Irvine, CA 92614

**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#: 5-13-0549-W **APPLICANT:** Stefan Manolakas

LOCATION: 2560 Monaco Drive, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Major remodel consisting of over 50% demolition of an existing two-story, 3,993 sq. ft., 22-foot tall, single-family residence with 791 sq. ft. garage and a new 470 sq. ft. addition resulting in a new 4,463 sq. ft., 22-foot tall residence with new walls, roof, windows, doors; filling in of existing pool, landscape and hardscape improvements including new stairs, trellis, patio areas, outdoor bbq, retaining wall. Proposed landscaping consists of a low water use plant palette. Roof water runoff will be collected from rain gutters and downspouts will be directed to planter areas.

RATIONALE: The subject site is seaward of Pacific Coast Highway and located within the existing locked gate community of Irvine Cove, one of three areas of deferred certification due to public access issues in the otherwise certified City of Laguna Beach. The 11,031 sq. ft. lot is not a bluff top or oceanfront lot, but is located between the sea and the first public road within a locked gate community. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access exists in the project vicinity at Crystal Cove State Park (approximately 1½ miles upcoast) and at Crescent Bay (approximately 1 mile down-coast). The development meets 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 **September 11-12, 2013** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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September 3, 2013

Walt Bushman
2480 Santa Ana Ave.
Costa Mesa, CA 92627

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#: 5-13-0580 **APPLICANT:** Chris Brigandi

LOCATION: 1706 Plaza del Norte, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 27 feet high above finished grade, 2,438 sq. ft. single-family residence with attached 361 sq. ft., two-car garage and hardscape improvements including concrete patios, new fence at side yards and minimal landscaping consisting of a drought tolerant non-invasive plant palette. Minor grading for soil re-compaction and site preparation is proposed.

RATIONALE: The subject site is a 2,390 square foot inland lot designated single-unit residential detached (RSD) in the City of Newport Beach Land Use Plan (LUP) on the Balboa Peninsula. 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. Surface runoff from paved surfaces will be directed to permeable areas throughout the site for optimal onsite infiltration; overflow will be discharged to the alley, ultimately entering the main storm drain system. Public coastal access is available 500 feet north of the site at E. Bay Ave. 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 Three policies of the Coastal Act.

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CHARLES LESTER
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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(562) 590-5071



September 3, 2013

R.A. Jeheber Residential Design
Attn: Rod A. Jeheber
410 32nd Street, Suite 202
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#: 5-13-0635-W **APPLICANT:** Grey Five, LLC

LOCATION: 918 West Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 3,235 square foot duplex with an attached 366 square foot two-car garage and two covered parking areas (each unit will have one garage and one covered parking space). The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 200 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 to the beach exists at the nearby 9th and 10th Street, street ends. 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 September 11-13, 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

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



September 3, 2013

Orange County Sanitation District (OCSD)
Attn: Daisy Covarrubias
10844 Ellis Avenue
Fountain Valley, CA 92708

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#: 5-13-082-W **APPLICANT:** Orange County Sanitation District (OCSD)

LOCATION: 5 East Pacific Coast Highway (Bay Bridge Vault) to 5904 West Pacific Coast Highway (Bitter Point Pump Station), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: The existing Newport Force Main (NFM) system consists of an aging dual (north and south) barrel Ductile Iron Pipe (DIP) force main system located below and along PCH that receive flows from three(3) OCSD pump stations: Bay Bridge; Rocky Point; and Lido. The proposed project is the Newport Force Main (NFM) Rehabilitation Project and is categorized into three (3) major groupings: 1) rehabilitation of existing pipelines using Cured-In-Place-Pipe (CIPP) technology; 2) new pipeline construction using a combination of open-cut, microtunneling, and jack and bore construction methods; and 3) abandonment of existing pipe where new pipe will be installed. More than half of the force main system will be rehabilitated. The existing north force main will be replaced with new pipe from approximately Dover Dr. to Newport Blvd. and will be rehabilitated with CIPP from Newport Blvd. to the Bitter Point Pump Station. The existing south force main will be replaced with new pipe (upsized from 22-inches to 32-inches) from east of Rocky Point Station to a location just west of Newport Blvd. The remaining areas of the south force main will be rehabilitated with CIPP. For all areas receiving new pipe, the old existing pipe including appurtenances will be abandoned. Grading will consist of 26,500 cubic yards of cut, 23,500 cubic yards of fill and 3,000 cubic yards of export to a location outside of the Coastal Zone. Any impacted landscaping within the Caltrans right-of-way in the center median and along the shoulder consisting of California non-invasive species will be restored to pre-construction conditions. Sixty-one (61) metered parking spaces and fifty-five (55) non-metered parking spaces along Pacific Coast Highway will be temporarily impacted during construction and then made once again available post construction. No work requiring parking space or lane closures will be performed during the summer season (Memorial Day through Labor Day). The project will be constructed in two (2) phases: 1) between July 2014 and May 2015; and 2) September 2015 and May 2016.

RATIONALE: The subject site is located within the right-of-way, between the first public road and the sea. The replacement of the existing 50 year old system is necessary to deal with past structural failures due to corrosion taking place since 1984. Past rehabilitations to the north and south barrels of the system have reduced its internal diameter significantly and have created a bottleneck. The project will eliminate the hydraulic deficiency of the south barrel by increasing its diameter from 22-inches to 32-inches enabling the south barrel to convey the entire peak wastewater flow. Presently, only the north barrel can convey the peak flow. Thus, the sewer line size increase is needed to better accommodate peak wastewater flow and thus is not growth inducing. The project will not impact native vegetation or ESHA. Public access to the bay is available from numerous locations on Pacific Coast Highway. 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 will retain uses that are consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 11-13, 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
cc: Commissioners/File

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



5-10-229-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: September 6, 2013

SUBJECT: Coastal Development Permit No. 5-10-229 granted, with conditions, to the City of Newport Beach:

Construct new bayfront public park with new public marina on 10.45 acres of land, including removal of mobile home park, various community buildings and recreational facilities, and construction of 23,832 sq. ft., 35-ft. high multi-purpose and sailing program building (aka Balboa Center Complex) with 35-ft. high non-functioning lighthouse design feature; 5,500 sq. ft. Girl Scout building; 157-space public parking area; public park amenities including new restroom with 34-ft. high lighthouse (non-functioning); and new public marina (including bulkhead and groin) consisting of 23 slips and 200-ft. long side tie area, to be partly excavated from dry land (total 68,000 cu.yrds.); and tentative parcel map to combine 35 lots into 4 lots.

PROJECT SITE: 1600 West Balboa Boulevard, 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):

Consistent with approved LCP Amendment No. NPB-MAJ-1-12, the height of the approved 35-foot tall lighthouse tower on the Balboa Center Complex will be raised to 71-feet at its highest point. The lighthouse tower will have a tapered design with a diameter of 18-feet at the base and approximately 8-feet at the top. The top of the lighthouse tower will house an emergency warning siren (tsunami warning device), which will be relocated from its existing location at the adjacent Veteran's Memorial Park. The existing pole holding the existing warning device at Veteran's Memorial Park will be removed. Video cameras will be installed inside the top of the lighthouse tower to provide live feeds of the views of the surrounding coastline.

Also, an adjacent 0.11 acre parcel previously owned by Southern California Edison (SCE) located at 1516 West Balboa Boulevard will be incorporated into the project to expand the proposed East Parking Lot and add perimeter landscaping at the east end of the site. The parcel will provide 20-additional parking spaces and will allow the lot to be increased from 15 angled parking spaces to 35 perpendicular parking spaces. The East Parking Lot primarily serves as the staff and marina user parking lot and to a lesser extent, Balboa Center Complex user parking lot.

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):

On March 6, 2013, the Commission approved Newport Beach LCP Amendment No. NPB-MAJ-1-12, which allowed a maximum 73-foot tall faux lighthouse architectural feature at the Marina Park site to exceed the City's 35-foot height limit in the 'shoreline height limitation zone' (those findings are incorporated herein by reference). The approved policy states:

4.4.2-1 Maintain the 35-foot height limitation in the Shoreline Height Limitation Zone, as graphically depicted on Map 4-3, except for the following site:

Marina Park located at 1600 West Balboa Boulevard: A single, up to maximum 73-foot-tall faux lighthouse architectural tower, that creates an iconic landmark for the public to identify the site from land and water as a boating safety feature, may be allowed. No further exceptions to the height limit shall be allowed, including but not limited to, exceptions for architectural features, solar equipment or flag poles. Any architectural tower that exceeds the 35-foot height limit shall not include floor area above the 35-foot height limit, but shall house screened communications or emergency equipment, and shall be sited and designed to reduce adverse visual impacts and be compatible with the character of the area by among other things, incorporating a tapered design with a maximum diameter of 34-feet at the base of the tower. Public viewing opportunities shall be provided above the 35-feet, as feasible.

The proposed amendment to this permit is consistent with the above-cited policy. 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# 5-10-229) as amended herein 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.