

CALIFORNIA COASTAL COMMISSION

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



Th8

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 02, 2014

TO: Commissioners and Interested Parties
FROM: For Orange Co.: Sherilyn Sarb, South Coast District Deputy Director
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 October 2014 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.

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>
5-14-1542-W Suzette Abend and Jaime Goldfarb	Addition and remodel of an existing 1,328 square foot one-story, single-family residence with an attached 431 square foot two (2)-car garage. The proposed project includes an addition of 536 square feet of habitable area. No grading is proposed. Post project, the one-story single-family residence will be 1,864 square feet with an attached 431 square foot two (2)-car garage. The maximum height of the structure will not exceed the 25' height limit. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	925 Catalina Ave, Seal Beach, CA 90740 06059199-131-03

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>
<p>5-14-0969-W Attn: Kurt DeMeire</p>	<p>Addition and interior remodel to an existing 2,421 sq. ft. single family residence with attached 461 sq. ft. 2-car garage, including 46 sq. ft. expansion of living space on the first floor to add an elevator, 50 sq. ft. expansion on the first floor for an exterior storage area, and a 1,320 sq. ft. expansion of living space on the second story. The maximum height of the residence will not exceed 25 feet above finished grade. Post construction, the two-story beachfront single family residence will consist of 3,787 sq. ft. of living space, an attached 461 sq. ft. garage, and a 50 sq. ft. exterior storage area.</p>	<p>100 Ocean Ave, Seal Beach, CA 90740 06059-199-111-01</p>
<p>5-14-1058-W City of Huntington Beach, Public Works Department, Attn: James Wagner</p>	<p>Provide direct-dial telephone service to 6 lifeguard towers on Sunset Beach by burying a telephone line from each tower in the sand, through public access paths onto Pacific Avenue, connecting to new City-owned pull boxes installed in-ground on Pacific Avenue, and fed from existing Verizon service boxes located in-ground on Pacific Avenue. A telephone line will also be installed between Tower 28 at Bolsa Chica State Beach (operated by the State) and Tower 4 at Sunset Beach (operated by the City) to allow rescue coordination between those adjacent lifeguard towers.</p>	<p>Beach lifeguard towers west of South Pacific Avenue at beach access points at 4th, 8th, 12th, 17th, 22nd & 26th Streets, Huntington Beach, Orange County</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-1117-W 2153 Ocean, LLC, Attn: John Olson</p>	<p>On a previously cleared lot (demolition approved by City of Newport Beach pursuant to Categorical Exemption), construction of a new 3-story, 3,725 sq. ft. single family residence (including 2-car garage), rooftop deck, hardscape, drainage and landscaping improvements. The maximum height of the residence will not exceed 29 feet above finished grade. Surface area drains will be directed to a catch basin prior to reaching the main storm drain system. Landscaping using drought-tolerant, non-invasive plants is proposed.</p>	<p>2153 E Ocean Blvd, Newport Beach, CA 92661</p>
<p>5-14-1553-W Russell E. Fluter Trustee</p>	<p>Demolition of a single-family dwelling and construction of a new two-story, 5,970 square foot single-family residence with an attached 696 square foot three-car garage. The maximum height of the structure will not exceed the 29' height limit. Grading will consist of 423 cubic yards of cut, 24 cubic yards of fill and 399 cubic yards of export to an area outside of the Coastal Zone. Drainage from the roof and surface water will be directed to a dry well, bio swale, and permeable areas before entering the main drain system. No work on the existing bulkhead or dock is proposed.</p>	<p>507 Harbor Island Drive, Newport Beach, CA 92663 06059-050-471-62</p>
<p>5-14-1561-W Attn: Dana Farkas</p>	<p>Remove an existing mobile home and replace with a new approximately 1,542 square foot one-story manufactured home with 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 drain system. Landscaping proposed to be drought tolerant and non-invasive.</p>	<p>247 Bayside Way, Newport Beach, CA 92660</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-1616-W Attn: Susan Hoffman</p>	<p>Remove and existing mobile home and replace with a new approximately 1,056 square foot one-story manufactured home with 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>259 Mayflower, Newport Beach, CA</p>
<p>5-14-1617-W Attn: Chad Merrihew</p>	<p>Remove an existing mobile home and replace with a new approximately 1,136 square foot one-story manufactured home with 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>237 Plymouth, Newport Beach, CA</p>
<p>5-14-1626-W Attn: Scott & Chrissy Decker</p>	<p>Demolition of an existing 1,052 sq. ft. single family residence and attached garage and construction of a new 3-story 2,894 sq. ft. single family residence with an attached 508 square foot two-car garage. Driveway entrance to the garage will be accessed from the alley. The maximum height of the structure will not exceed 29-feet above finished grade. Drainage from the roof will be directed by gutters, downspouts, and concrete swales to bottomless trench drains. Surface water on the patio will sheet flow to permeable areas and planter boxes for onsite percolation. All landscaping will be non-invasive and drought tolerant species.</p>	<p>405 Lugonia St, Newport Beach, CA 92663 06059-045-063-23</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-284-E1 Ruthie Whitacre Revocable Trust, Attn: Joseph Angelo	Add new 2,305 sq.ft.2nd floor residential unit located over 2 existing commercial units; remodel and add to existing 2-story residential unit located at rear lot; convert 2-car garage to 2-car carport and construct new 485 sq., 2-car garage, resulting in 2 parking spaces for each residential unit for a total of four residential parking spaces. No grading is proposed.	101 - 15th Street, Newport Beach CA

CALIFORNIA COASTAL COMMISSION

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



September 26, 2014

Jeannette Architects
209 Temple Avenue,
Long Beach, CA 90803

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 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#: 5-14-1542-W **APPLICANT:** Suzette Abend & Jaime Goldfarb

LOCATION: 925 Catalina Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,328 square foot one-story, single-family residence with an attached 431 square foot two (2)-car garage. The proposed project includes an addition of 536 square feet of habitable area. No grading is proposed. Post project, the one-story single-family residence will be 1,864 square feet with an attached 431 square foot two (2)-car garage. The maximum height of the structure will not exceed the 25' height limit. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located on a lot adjacent to the City's Gum Grove Park located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase in height greater than ten (10) percent. The lot size is approximately 5,000 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. No construction activity or staging of construction activity will take place north of the project site where Gum Grove Park is located. Such activity would interfere with public access, biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Public access is available at Gum Grove Park. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 8-10, 2014 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



September 25, 2014

Jon Udoff
PO Box 2235
Long Beach, CA 90801

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on the 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#: 5-14-0969-W

APPLICANT: Kurt DeMeire

LOCATION: 100 OCEAN AVE, SEAL BEACH (Orange County)

PROPOSED DEVELOPMENT: Addition and interior remodel to an existing 2,421 sq. ft. single family residence with attached 461 sq. ft. 2-car garage, including 46 sq. ft. expansion of living space on the first floor to add an elevator, 50 sq. ft. expansion on the first floor for an exterior storage area, and a 1,320 sq. ft. expansion of living space on the second story. The maximum height of the residence will not exceed 25 feet above finished grade. Post construction, the two-story beachfront single family residence will consist of 3,787 sq. ft. of living space, an attached 461 sq. ft. garage, and a 50 sq. ft. exterior storage area.

RATIONALE: The subject site is a beachfront lot located between the first public road and the sea. The lot size is 6,629 sq. ft. and the City of Seal Beach Zoning Code designates use of the site for Residential Low Density. Public access to the beach is available approximately 20 feet from this lot at the intersection of Ocean Avenue and 1st Street. The existing residence conforms to the Commission's parking requirement (2 spaces per residential unit) and the proposed project design is compatible with the character of surrounding development. The proposed project was approved-in-concept by the City of Seal Beach Planning Department on May 20, 2014. The first and second floor additions are located on the landward half of the existing residence; the footprint of this development will not move closer to the beach. The applicant will implement best management practices to protect water quality during construction, including use of gravel bag berms and a concrete washout area to prevent runoff. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. 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 **October 8-10, 2014** 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

ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2014

City of Huntington Beach
ATTN: James Wagner
2000 Main Street, 1st Floor
Huntington Beach, CA 92648

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-14-1058-W

APPLICANT: City of Huntington Beach

LOCATION: Between beach lifeguard towers on Sunset Beach, west of South Pacific Avenue and beach access points at 4th, 8th, 12th, 17th, 22nd and 26th Streets and the beach between Tower 28 at Bolsa Chica State Beach and Tower 4 at Sunset Beach, Huntington Beach, Orange County

PROPOSED DEVELOPMENT: Provide direct-dial telephone service to six (6) lifeguard towers on Sunset Beach by burying telephone cables in sand approximately 40 inches deep from each tower through existing sand public access paths through paved asphalt alleys to South Pacific Avenue, connecting to new City-owned pull boxes installed in-ground on South Pacific Avenue, and feeding into existing Verizon service boxes located in-ground on South Pacific Avenue. A telephone cable will also be buried in the sand between Tower 28 at Bolsa Chica State Beach (operated by the State with a separate lifeguard communications system) and Tower 4 at Sunset Beach (operated by the City) to facilitate rescue coordination between those adjacent lifeguard towers. A total of 2,667 linear feet of cable will be installed and a total of 753 square feet of paved asphalt will be trenched and repaved to connect the telephone cable to the existing Verizon service boxes.

RATIONALE: The subject site is Sunset Beach, recently annexed by the City of Huntington Beach. The City of Huntington Beach is taking over lifeguard services on Sunset Beach and wants to incorporate those lifeguard towers into its existing lifeguard communications system for City beaches. Lateral public access across the beach will not be disrupted for more than a few minutes as the cable is buried in sand. During installation of the cables and City-owned pull boxes in the paved asphalt alleys and on South Pacific Avenue, only one public access point will be closed at a time. Public access paths onto the beach exist at the intersection of every numbered street and South Pacific Avenue, so public access to the beach from South Pacific Avenue will continue to be available at all times during construction. Construction is scheduled to last a total of ten (10) working days and will occur between Labor Day and Memorial Day. The proposed project incorporates best management practices to protect water quality, including covering stockpiles, dust-

control, and placing drip pans under equipment stored on site. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, 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 **October 8-10, 2014** meeting in Newport Beach 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

ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2014

Christopher Brandon
3001 Red Hill Ave., Bldg. 1, Ste. 102
Costa Mesa, CA 92626

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on the 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#: 5-14-1117-W

APPLICANT: 2153 Ocean, LLC

LOCATION: 2153 East Ocean Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: On a previously cleared lot (demolition approved by City of Newport Beach pursuant to Categorical Exclusion E-77-5), construction of a new 3-story, 3,725 square foot single family residence (including 2-car garage), rooftop deck, hardscape, drainage and landscaping improvements. The maximum height of the residence will not exceed 29-feet above finished grade. Surface area drains will be directed to a catch basin prior to reaching the main storm drain system. Landscaping using drought-tolerant, non-invasive plants is proposed.

RATIONALE: The lot size is 2,813 square feet and is designated as single-unit residential in the City of Newport Beach Land Use Plan. 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). Public access to the sandy beach is available approximately 300-feet east of the project site at end of Ocean Boulevard. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. 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 **October 8-10, 2014** 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

ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 26, 2014

Russell E. Fluter, Trustee
2025 W. Balboa Boulevard
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#: 5-14-1553 **APPLICANT:** Russell E. Fluter, Trustee

LOCATION: 507 Harbor Island Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story, 5,970 square foot single-family residence with an attached 696 square foot three-car garage. The maximum height of the structure will not exceed the 29' height limit. Grading will consist of 423 cubic yards of cut, 24 cubic yards of fill and 399 cubic yards of export to an area outside of the Coastal Zone. Drainage from the roof and surface water will be directed to a dry well, bio swale and permeable areas before entering the main storm drain system. No work on the existing bulkhead or dock is proposed.

RATIONALE: The subject site is a 7,953 square foot bulkheaded bayfront lot and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). The proposed development will not impact coastal access, which is available near the site at the Balboa Yacht Basin. Directing storm drain runoff to a dry well, bioswale and permeable surfaces is consistent with the marine protection policies of the Coastal Act. The stability of the existing bulkhead is adequate for the economic life of the proposed structure. 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 October 8-10, 2014 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

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



September 26, 2014

Stephen Almquist
22481 Goldrush
Lake Forest, CA 92630

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#: 5-14-1561-W **APPLICANT:** Dana Farkas

LOCATION: 247 Bayside Way (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and replace with a new approximately 1,542 square foot one-story manufactured home with 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 2,557 square foot mobile home space located within a 270 space mobile home park 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 the Department of Housing and Community Development (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 October 8-10, 2014 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

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



September 26, 2014

Stephen Almquist
22481 Goldrush
Lake Forest, CA 92630

**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#: 5-14-1616-W **APPLICANT:** Susan Hoffman

LOCATION: 259 Mayflower (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and replace with a new approximately 1,056 square foot one-story manufactured home with 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 2,044 square foot mobile home space located within a 270 space mobile home park 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 the Department of Housing and Community Development (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 October 8-10, 2014 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

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



September 26, 2014

Stephen Almquist
22481 Goldrush
Lake Forest, CA 92630

**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#: 5-14-1617-W **APPLICANT:** Chad Merrihew

LOCATION: 237 Plymouth (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and replace with a new approximately 1,136 square foot one-story manufactured home with 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 2,076 square foot mobile home space located within a 270 space mobile home park 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 the Department of Housing and Community Development (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 October 8-10, 2014 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

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



September 23, 2014

Scott and Chrissy Decker
1641 E. St. Andrews Place
Santa Ana, CA 92705

**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#: 5-14-1626-W **APPLICANT:** Scott and Chrissy Decker

LOCATION: 405 Lugonia St., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1,052 sq. ft. single family residence and attached garage and construction of a new 3-story 2,894 sq. ft. single family residence with an attached 508 square foot two-car garage. Driveway entrance to the garage will be accessed from the alley. The maximum height of the structure will not exceed 29-feet above finished grade. Drainage from the roof will be directed by gutters, downspouts, and concrete swales to bottomless trench drains. Surface water on the patio will sheet flow to permeable areas and planter boxes for onsite percolation. All landscaping will be non-invasive and drought tolerant species.

RATIONALE: The subject site is a 2,480 square foot lot designated as R-1 single family residential in the City of Newport Beach Land Use Plan (LUP). The site is not located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). The site is located near the Semeniuk Slough and directing 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 **October 8-10, 2014** 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

Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



(5-11-284-E1)

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

29 September 2014

Notice is hereby given that **Ruthie Whitacre Revocable Trust** has applied for a one-year extension of **Coastal Development Permit No. 5-11-284**, granted by the California Coastal Commission on **September 12, 2012** for development consisting of:

Add new 2,305 sq.ft. 2nd floor residential unit located over 2 existing commercial units; remodel and add to existing 2-story residential unit located at rear of lot; convert 2-car garage to 2-car carport and construct new 485 sq.ft., 2-car garage, resulting in 2 parking spaces for each residential unit for a total of four residential parking spaces. No grading is proposed. Additionally, merge two existing lots into one lot.

at: **101 15th Street, Newport Beach, Orange County**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: Fernie Sy
Coastal Program Analyst II