

CALIFORNIA COASTAL COMMISSION

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



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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
November Meeting of the California Coastal Commission*

MEMORANDUM

Date: November 05, 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 November 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>
5-14-1103-W Attn: Barbara Howard	Interior remodel and addition to an existing 1,991 sq. ft. one-story, single family residence with attached 473 sq. ft. 2-car garage consisting of a 204 sq. ft. addition plus a 352 sq. ft. conversion of garage space into livable area resulting in a 2,547 sq. ft. residence plus a 277 sq. ft. addition to the garage resulting in a 398 sq. ft. two-car garage; 22% demolition of exterior walls and less than 50% addition of existing square footage is proposed. No work is proposed on the canyon facing side of the lot, and no grading, hardscape, drainage or landscape improvements proposed.	502 Avenida La Costa, CA 06059-060-191-12
5-14-1627-W Attn: Brian & Maudie Swanstrom	A 703 sq. ft. new second floor addition and second floor balcony deck, new doors and windows and exterior façade improvements to an existing single-story, 1,583 sq. ft. single-family residence with an attached one-car garage. No ground floor expansion, grading, hardscape or landscaping improvements proposed.	321 Cazador Ln., San Clemente (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
5-14-1593-W Attn: Charles Van Cleve	Demolish existing one-story single family residence and attached one-car garage; construct approximately 2,914 square foot three-story single family residence including roofdeck and two-car garage, landscaping, and perimeter walls/fences.	1733 Miramar Drive, Newport Beach, CA 92661 06059-04821106
5-14-1675-W Attn: John & Sharon Engstrom	Demolition of a 1 story single family residence and construction of a 3 story, 29 ft. high, 2,040 sq. ft. duplex with a total of 4 covered parking spaces on a 3,325 sq. ft. lot.	112 - 30th St, Newport Beach, CA 92663 06059-047-083-36
5-14-1682-W Attn: Michael Terry	Demolition of an existing duplex with attached garage and construction of a new 2 story, 29 ft. high, 1,492 sq. ft. single family residence with attached 515 sq. ft. 2 car garage and roof deck on a 1,543 sq. ft. lot.	108 - 11th St, Newport Beach, CA 92661 06059-047-252-02

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-09-105-E1 Norberg Family Trust, Attn: Donald Norberg</p>	<p>Remodel and addition to an existing 1,958 sq. ft. single-story single-family residence consisting of 307 cu. yds. cut/fill grading to construct a semi-subterranean, 860 sq. ft. new lower level within the footprint of the existing residence to include 2 bedrooms, 2 baths, family room plus a 326 sq. ft. utility/storage room; addition of a lower level paved patio with outdoor spa and shower, outdoor half spiral stair to access new lower level; repairs to existing 355 sq. ft. wood balcony deck; plus interior remodel of existing portion of residence.</p>	<p>86 S. La Senda, Laguna Beach, Orange County 06059-056-193-50</p>
<p>5-11-090-E2 County Of Orange Sheriff's Department, Communicati, Attn: Robert Stoffel</p>	<p>Construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter micorwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; an 8-ft. wide, 100-ft. long decomposed granite access road from an existing unimproved Park access road; and restoration of area disturbed during construction</p>	<p>0.5 Miles Northeast Of Pacific Coast Hwy, Orange</p>

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October 30, 2014

Michael Luna and Associates
1531 N. El Camino Real Suite A
San Clemente, CA 92672

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 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 13250(c), Section 13252(e), 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#: 5-14-1103-W

APPLICANT: Barbara Howard

LOCATION: 502 Avenida La Costa, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Interior remodel and addition to an existing 1,991 sq. ft. one-story, single family residence with attached 473 sq. ft. 2-car garage consisting of a 204 sq. ft. addition plus a 352 sq. ft. conversion of garage space into livable area resulting in a 2,547 sq. ft. residence plus a 277 sq. ft. addition to the garage resulting in a 398 sq. ft. two-car garage; 22% demolition of exterior walls and less than 50% addition of existing square footage is proposed. No work is proposed on the canyon facing side of the lot, and no grading, hardscape, drainage or landscape improvements proposed.

RATIONALE: The subject site is a 12,283 sq. ft. foot coastal canyon lot within the first public road and the sea. The lot is designated residential medium density in the City of San Clemente Land Use Plan (LUP). The proposed project is an interior remodel and addition to an existing single family residence. The existing residence is non-conforming to the coastal canyon setback, however, the proposed additions conform to the 15 ft. coastal canyon edge setback. Only very minor modifications along the section of the structure within the canyon setback such as a new window and new entry are proposed. The project is designed to be compatible with the character of the surrounding development. Vertical public coastal access is available 600 ft. south of the site at the Riviera Beach Access Point. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 12-14, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

[Signature]
Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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October 30, 2014

Brian and Maudie Swanstrom
321 Cazador Lane
San Clemente, CA 92672

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 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 13250(c), Section 13252(e), 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#: 5-14-1627-W

APPLICANT: Brian & Maudie Swanstrom

LOCATION: 321 Cazador Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: A 703 sq. ft. new second floor addition and second floor balcony deck, new doors and windows and exterior façade improvements to an existing single-story, 1,583 sq. ft. single-family residence with an attached one-car garage. No ground floor expansion, grading, hardscape, landscape, or drainage improvements proposed.

RATIONALE: The subject site is a coastal canyon lot within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The proposed addition and remodel is within the existing building footprint. The proposed project conforms to the rear canyon edge and height setbacks. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists approximately 500 yards west of the site at the San Clemente Pier beach access point. 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.

This waiver will not become effective until reported to the Commission at their **November 12-14, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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October 22, 2014

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 #: 5-14-1593-W

APPLICANT: Charles VanCleve

LOCATION: 1733 Miramar Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolish existing one-story single family residence and attached one-car garage; construct approximately 2,914 square foot three-story single family residence including roofdeck and two-car garage, landscaping, and perimeter walls/fences.

RATIONALE: The proposed project is located on non-ocean fronting lot on Balboa Peninsula in Newport Beach, approximately 250 feet inland of the beach. The proposed project has received an Approval in Concept from the City of Newport Beach Planning Division (8/22/14) and is consistent with the R-1 (Single Unit Residential) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will have a two-car garage accessed from the alley at the rear of the residence. The roof is designed to conduct water to three bottomless trench drains which direct water to a large percolation pit at the rear of the residence. All proposed landscaping features native or non-native drought tolerant non-invasive species. No basement is proposed and the only grading consists of overexcavation and recompaction prior to laying the slab foundation. Construction best management practices including the use of sandbags to control erosion during construction are included in the project plans. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality.

This waiver will not become effective until reported to the Commission at their November 12-14, 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

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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October 30, 2014

Greg and Liz Howell
20561 Suburbia Lane
Huntington Beach, CA 92646

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#: 5-14-1675-W

APPLICANT: JSB Investment Properties, LLC

LOCATION: 112 30th St. Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing 1 story single family residence and construction of a 3 story, 29 ft. high, 2,040 sq. ft. duplex with a total of 4 covered parking spaces on a 3,325 sq. ft. lot.

RATIONALE: The subject site is designated for R-2 multi-family residential development by the City of Newport Beach Land Use Plan, located on Balboa Peninsula and is between the first public road (W Balboa Blvd.) and the sea. No previous Coastal Commission permits exist for the site. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 061). The existing residence meets the Commission's parking requirement of 2 covered spaces per unit. The driveway and garages will be accessed through the alley. The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access is at the end of 30th street. The proposed project will not have any impacts on coastal access. Adequate measures to address water quality have been incorporated during construction and into the project design. Runoff from the roof and surface areas, through gutters and downspouts, will be directed to the trench drains and permeable areas for onsite infiltration.

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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **November 12-14, 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


Amber Dobson
Coastal Program Analyst

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



October 30, 2014

Craig S. Hampton
46 Mallard Court
Magalia, CA 95954

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#: 5-14-1682-W

APPLICANT: Michael Terry

LOCATION: 108 11TH ST, NEWPORT BEACH (ORANGE COUNTY)

PROPOSED DEVELOPMENT: Demolition of an existing duplex with attached garage and construction of a new 2 story, 29 ft. high, 1,492 sq. ft. single family residence with attached 515 sq. ft. 2 car garage and roof deck on a 1,543 sq. ft. lot.

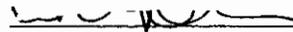
RATIONALE: The subject site is designated for R-2 multi-family residential development by the City of Newport Beach Land Use Plan, located on Balboa Peninsula and is between the first public road (W Balboa Blvd.) and the sea. No previous Coastal Commission permits exist for the site. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 059). The existing residence meets the Commission's parking requirement of 2 covered spaces per unit. The driveway and garage will be accessed through the alley. The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access is at the end of 11th street. The proposed project will not have any impacts on coastal access. Adequate measures to address water quality have been incorporated during construction and into the project design. Runoff from the roof and surface areas, through gutters and downspouts, will be directed to the trench drains and catch basins for onsite infiltration.

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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **November 12-14, 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


Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

(5-09-105-E1)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

November 3, 2014

Notice is hereby given that Mr. Donald Norberg has applied for a one-year extension of Coastal Development Permit 5-09-105, as amended, granted by the California Coastal Commission on July 12, 2012 for:

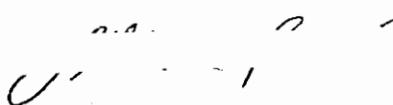
The remodel and addition to an existing 1,958 sq. ft., single-story, single-family residence consisting of 307 cu. yds. cut/fill grading to construct a semi-subterranean; 860 sq. ft. new lower level within the footprint of the existing residence to include 2 bedrooms, 2 baths, family room plus a 326 sq. ft. utility/storage room; addition of a lower level paved patio with outdoor spa and shower, outdoor half spiral stair to access new lower level; repairs to existing 355 sq. ft. wood balcony deck; and interior remodel of existing portion of residence on an 11,620 sq. ft. coastal bluff top lot.

At: 86 South La Senda, Three Arch Bay, Laguna Beach, County of Orange
APN: 056-193-50. Laguna Beach, County of Orange County

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

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

Sincerely,
CHARLES LESTER
Executive Director


By: Liliana Roman
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

(5-11-090-E2)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

November 3, 2014

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

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

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

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: Liliana Roman
Coastal Program Analyst