

**CALIFORNIA COASTAL COMMISSION**

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



# W13

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

*For the  
December Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: December 04, 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 December 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>
5-14-1762-W Attn: Joseph Perricone	Interior remodel of an existing 4,701 sq. ft., three-story 33 ft. tall single family residence with attached garage plus a minor 150 sq. ft. first floor addition, new doors and windows, new roofing, exterior façade improvements, and hardscape improvements. No grading or landscaping improvements proposed.	17001 Pacific Ave, Sunset Beach, CA 90742 06059-178-542-09

**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><b>5-14-0753-W</b> Attn: Steve &amp; Lori Riggs</p>	<p>The applicant proposes to demolish an existing one-story, approximately 760 square-foot, single-family residence and construct a new 2,627 square-foot, 25-foot high, two-story, single-family residence on an approximately 2,937 square-foot lot with an attached 421 square-foot, two-car garage, approximately 269 square-feet of balconies and an approximately 342 square-foot roof deck. Minor grading of approximately 100 cubic-yards of raw fill for site preparation is proposed. Roof downspouts will be directed to planter drains for on-site filtration prior to reaching the main storm drain system. Landscaping utilizing drought tolerant and non-invasive plants in proposed.</p>	<p>118 - 7th Street, Seal Beach, CA</p>
<p><b>5-14-0975-W</b> Attn: Nicolas Kaviani</p>	<p>Demolition of an existing triplex and construction of a new three-story, 33 ft. tall, 4,068 sq. ft. two-unit duplex with decks, one roof deck, and a two-car garage for each unit. Proposed drainage improvements consist of roof downspouts directed to surface drains, permeable surfaces in the courtyard and landscaped areas; hardscape improvements include a new wall along southern property line and privacy fencing between the units; and landscaping consisting of non-invasive and drought tolerant plants. A Tentative Parcel Map for condominium purposes is also proposed to convert the proposed duplex into condominiums.</p>	<p>312 Dahlia Pl, Corona Del Mar, CA 92625 06059-052-021-04</p>
<p><b>5-14-1672-W</b> Attn: David &amp; Sharman Demler</p>	<p>Demo existing one-story, wooden framed dwelling and garage. Construct new three-story, wooden framed, single-family dwelling and garage. Minor grading for compaction and drainage.</p>	<p>800 Bayfront, Newport Beach, CA 92662 06059-050-103-11</p>

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

<p><b>5-14-1720-W</b> Attn: Satch Putnam</p>	<p>Interior remodel and addition to an existing 1,563 sq. ft., two-story, single family residence with attached two-car garage. The addition consists of 383 sq. ft. of living space on the existing second floor, 234 sq. ft. of living space on the new third floor, and decks on the second and third floors totaling 350 sq. ft. Post-construction, the single family residence will be 2,180 sq. ft., three-stories, and will not exceed 35 ft. in height. No grading, hardscape, drainage or landscape improvements are proposed.</p>	<p>16706 Bay View Ave, Sunset Beach, CA 90742 06059 178-561-41</p>
<p><b>5-14-1721-W</b> Attn: Russell McGrane</p>	<p>Demolish existing 2-story house including slab.</p>	<p>210 Onyx Avenue, Newport Beach, CA 92663 06059-050-162-09</p>
<p><b>5-14-1731-W</b> Attn: Chris Rexinger</p>	<p>Demo existing two-story sfr, replace with a custom, two-story, single family modular home with a roof top patio.</p>	<p>118 Balboa Blvd, Newport Beach, CA 92661 06059-048-072-20</p>
<p><b>5-14-1744-W</b> Attn: Matt &amp; Julie Clayton</p>	<p>Demolition of an existing duplex and construction of a 3 story, 29 ft. high, 1,861 sq. ft. single family residence with an attached 2 car garage on a 1,750 sq. ft. lot.</p>	<p>3604 Park Ln, Newport Beach, CA 92663</p>
<p><b>5-14-1748-W</b> Attn: Don and Lynn Daucher</p>	<p>Minor remodel and small addition to an existing 2-story single family beach cottage residence with existing 1-car carport to remain.</p>	<p>818 W. Oceanfront, Newport Beach, CA 92627</p>
<p><b>5-14-1757-W</b> 5 Star Homes, Attn: Laura Whitehead</p>	<p>Installation of a new 24' x 50' 1,272 sq. ft. one-story 15' 6" tall (from grade) manufactured home with steel pier tie down foundation system, wood deck, concrete flatwork and landscaping on vacant Space A1, a 3,058 sq. ft. inland lot/space within an existing mobile home park. 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.</p>	<p>30802 Coast Hwy, Laguna Beach, CA 92651</p>

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

<p><b>5-14-1803-W</b> Attn: Bill Turnbull</p>	<p>Replace and raise an existing 332 square-foot wood deck at the rear of the development. The deck is proposed to be raised to sit atop an existing retaining wall aligned with the floor of the second story of the development. The applicant also proposes to install an elevator. An addition of 152 square-feet is proposed for the subterranean floor to house the elevator, a new storage room and a closet.</p>	<p>323 Boca Del Canon, San Clemente, CA 92672 06059692-282-35</p>
<p><b>5-14-1804-W</b> Verizon Wireless</p>	<p>Installation of: 12 panel antennas, 1 microwave (mw) dish, 6 remote radio units (RRU) and fiber reinforced plastic (FRP) screens on top of an existing hotel. The maximum height of the equipment proposed to be installed on the roof of the hotel is 55 feet. The applicant's proposal also includes the construction a 290 square-foot, 8-foot high, concrete masonry unit (CMU) equipment enclosure with a security lid on the ground next to an existing trash enclosure. The CMU is proposed to house 3 Long Term Evolution (LTE) cabinets, 2 battery cabinets and one 55 gallon standby direct current (DC) generator.</p>	<p>2401 Seal Beach Blvd, Seal Beach, CA 90741 06059 095-792-06</p>

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

**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>
5-08-154-A1 LB9 Owners, LLC	Change 6 duplex units to 12 detached single-unit condominiums, but still result in 24 condominium units as previously approved. Other changes include: removal of a previously approved 2nd driveway from River Avenue; all resident parking spaces will now be located within enclosed garages;; elimination of 1 guest parking space; revision of architectural style; construction of 2 designated public pedestrian walkways; reduction in grading to 400 cubic yards of cut and 400 cubic yards of fill; and revision of the maximum height to 32'-9".	5515 River Ave, Newport Beach 06059-424-471-03

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-154-E5 LB9 Owners, LLC	Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site.	5515 River Ave, Newport Beach 06059-424-471-03

**CALIFORNIA COASTAL COMMISSION**

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



December 1, 2014

Andrew Goetz  
28555 E. Coast Hwy. #234  
Corona del Mar, CA 92625

**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#:** 5-14-1762                      **APPLICANT:** Joseph Perricone

**LOCATION:** 17001 Pacific Avenue, Sunset Beach (Orange County)

**PROPOSED DEVELOPMENT:** Interior remodel of an existing 4,701 sq. ft., three-story 33 ft. high single family residence with attached garage plus a minor 150 sq. ft. first floor addition, new doors and windows, new roofing, exterior façade improvements, and hardscape improvements. No grading or landscaping improvements proposed.

**RATIONALE:** The subject site is an oceanfront 2,700 sq. ft. lot designated residential in the formerly certified Sunset Beach Local Coastal Program (LCP) in Sunset Beach. The proposed project exceeds the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. All proposed development is within private property lines, there are no existing encroachments onto public property and none proposed. Adequate measures to address erosion and water quality have been incorporated into the project design and for the project's construction phase. Vertical public coastal access to the beach is available at the 8<sup>th</sup> and 7<sup>th</sup> St. street-ends. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and is consistent with the land use designation in the formerly certified LCP, past County of Orange 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 **December 10-12, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

by:   
LILIANA ROMAN  
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



November 26, 2014

Brent Sears architect  
5318 E. 2<sup>nd</sup> Street, #333  
Long Beach, CA 90803

**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#:** 5-14-0753-W

**APPLICANT:** Steve & Lori Riggs

**LOCATION:** 118 7<sup>th</sup> Street, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing one-story, approximately 760 square-foot, single-family residence and construct a new 2,627 square-foot, 25-foot high, two-story, single-family residence on an approximately 2,937 square-foot lot with an attached 421 square-foot, two-car garage, approximately 269 square-feet of balconies and an approximately 342 square-foot roof deck. Minor grading of approximately 100 cubic-yards of fill for site preparation is proposed. Roof downspouts will be directed to planter drains for on-site filtration prior to reaching the main storm drain system. Landscaping utilizing drought tolerant and non-invasive plants is proposed.

**RATIONALE:** The subject site is an approximately 2,937 square-foot lot designated as RHD – 20 Residential High-Density by the City of Seal Beach Land Use Plan (LUP) and is located on an inland lot not between the first public road and the sea. 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. Adequate measures to address water quality have been incorporated during construction and into the project design. Roof gutter downspouts are directed to planter drains at the side yards for greater filtration on-site. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program. 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 **December 10 -12, 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

Shannon Vaughn  
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



November 25, 2014

NSC Enterprises, Inc., Attn: James Kaviani  
P.O. Box 982  
Corona del Mar, CA 92625

**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#:** 5-14-0975-W

**APPLICANT:** Nicolas Kaviani

**LOCATION:** 312 Dahlia Place, Corona del Mar (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing triplex and construction of a new three-story, 33 ft. tall, 4,068 sq. ft. two-unit condominium with decks, one roof deck, and a two-car garage for each unit. Proposed drainage improvements consist of roof downspouts directed to surface drains, permeable surfaces in the courtyard and landscaped areas; hardscape improvements include a new wall along southern property line and privacy fencing between the units; and landscaping consisting of non-invasive and drought tolerant plants. Approximately 183 cubic yards of grading is proposed.

**RATIONALE:** The subject site is a 4,228 sq. ft. lot designated multi-unit residential in the City of Newport Beach Land Use Plan and is located on an inland lot in Corona del Mar. The proposed project conforms to the Commission's parking requirement of two spaces per residential unit and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design such as roof downspouts directed to landscaped areas and a permeable courtyard to provide onsite filtration of dry weather water and runoff prior to entering the man storm drain system. The City of Newport Beach approved Tentative Parcel Map No. 2014-101 for condominium conversion. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. In addition, 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 **December 10-12, 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

By: \_\_\_\_\_  
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



November 26, 2014

Ian J.N. Harrison  
3535 East Coast Highway, #301  
Newport Beach, CA 92625

**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#:** 5-14-1672-W

**APPLICANT:** Don and Sharman Demler

**LOCATION:** 800 South Bay Front, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolition of an existing two-story duplex with attached two-car garage, and construction of a 2,326 square foot, approximately 29-foot high, three-story, single-family residence with an attached 394 square foot two-car garage, and 660 square foot roof deck. Grading consists of 235 cubic yards of cut and 235 cubic yards of fill.

**RATIONALE:** The subject site is an approximately 2,550 sq. ft. lot located on Balboa Island in the City of Newport Beach, Orange County. The subject site is located between the first public road and the sea. The proposed project has received an Approval in Concept from the City of Newport Beach Department of Community Development (AIC 2014057), and is consistent with the R-B1 zoning designation, as well as the surrounding land uses. The proposed project meets the Commission's parking requirement of 2 spaces per residential unit. The height of the structure will not exceed 29-feet high above grade. Public access to Newport Bay is available via the boardwalk in front of the subject site, which runs along the perimeter of Balboa Island. Adequate measures to address water quality have been incorporated into construction plans and into the project design. Run-off will sheet flow toward planters; surface area drains and downspouts are directed to an underground drainage system, which drains toward the rear of the lot. Landscaping is proposed utilizing native or non-native drought tolerant non-invasive plants with low water needs. 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 its **December 10-12, 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

Matt Stone  
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



November 25, 2014

Satch Putnam  
P.O. Box 814  
Sunset Beach, CA 90742

**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#:** 5-14-1720-W

**APPLICANT:** Satch Putnam

**LOCATION:** 16706 Bay View Avenue, Sunset Beach

**PROPOSED DEVELOPMENT:** Interior remodel and addition to an existing 1,563 sq. ft., two-story, single family residence with attached two-car garage. The addition consists of 383 sq. ft. of living space on the existing second floor, 234 sq. ft. of living space on the new third floor, and decks on the second and third floors totaling 350 sq. ft. Post-construction, the single family residence will be 2,180 sq. ft., three-stories, and will not exceed 35 ft. in height. No grading, hardscape, drainage or landscape improvements are proposed.

**RATIONALE:** The subject site is an approximately 1,936 sq. ft. lot designated residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located within 300 feet of the mean high tide of the sea. The proposed development will result in an increase of 10% or more of internal floor area. The existing residence has non-conforming front and right side setbacks and bottom finished floor elevation off Bay View, however the proposed addition would comply with all other development standards. The project is designed to be compatible with the character of the surrounding development. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. In addition, 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 **December 10-12, 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

By:  
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



November 26, 2014

Bradford Smith, Architect  
4325 30<sup>th</sup> Street, Suite 22  
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#:** 5-14-1721-W      **APPLICANT:** Eugene Lippnik & Russel McGrane

**LOCATION:** 210 Onyx Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 2,828 square foot single-family residence with an attached two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 177 cubic yards of cut, 157 cubic yards of fill and 20 cubic yards of export to a location outside of the Coastal Zone. 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 2,547 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 exceeds the 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 10-12, 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



November 26, 2014

Leslie Littrell  
607 ½ Ocean Avenue  
Seal Beach, CA 90740

**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#:** 5-14-1731-W      **APPLICANT:** Chris Rexinger

**LOCATION:** 118 East Balboa Boulevard, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 2,677 square foot single-family residence with an attached two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 50 cubic yards of cut and export to a location outside of the Coastal Zone and 150 cubic yards of recompaction, which will balance 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 2,100 square feet and is designated as single-unit residential in the City of Newport Beach Land Use Plan (LUP). 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 exceeds the 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. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project is not between the first public road and the sea and does not interfere with public access. 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 December 10-12, 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 District Office  
200 Oceangate, 10th Floor  
Long Beach, California 90802-4416  
PH (562) 590-5071 FAX (562) 590-5084



November 24, 2014

Matt and Julie Clayton  
735 Farad Street  
Costa Mesa, CA 92627

**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#:** 5-14-1744-W

**APPLICANT:** Matt and Julie Clayton

**LOCATION:** 3604 Park Lane, Newport Beach, Orange County

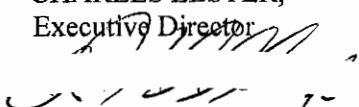
**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of a 3 story, 29 ft. high, 1,861 sq. ft. single family residence with an attached 2 car garage on a 1,750 sq. ft. lot.

**RATIONALE:** The subject site is designated for R-1 single-family residential development (the existing duplex onsite was non-conforming to this designation) by the City of Newport Beach Land Use Plan, located on Balboa Peninsula, immediately adjacent to 38<sup>th</sup> street park, and is not between the first public road and the sea. No previous coastal development permits exist for the site. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 068). 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 west end of 36<sup>th</sup> street, 2 blocks away. Public bay access is at the east end of 37<sup>th</sup> street, 1 block away. The proposed project will not have an 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 toward trench drains and permeable areas (gravel in the side yards) for onsite infiltration. No landscaping is proposed at this time. Future landscaping will consist of native California species.

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 **December 10-12, 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

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



November 26, 2014

Martin Bard – Brion Jeannette Architecture  
470 Old Newport Blvd  
Newport Beach, CA 92627

**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#:** 5-14-1748-W

**APPLICANT:** Don and Lynn Daucher

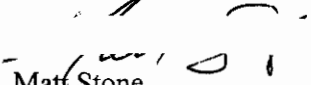
**LOCATION:** 818 W. Oceanfront, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing approximately 1,680 square foot, two-story, single-family residence with a one-car carport consisting of: 1) 167 square foot addition to the second floor, which includes enclosing the second floor deck; 2) 41 square foot addition to the existing carport; 3) new 219 square foot deck over existing carport; 4) new roof structure; and 5) improvements to the interior and exterior facade. The height of the structure will increase approximately 7 feet. No grading is proposed.

**RATIONALE:** The subject site is an approximately 2,100 sq. ft. lot located in a developed residential area in the City of Newport Beach, Orange County. The subject site is located between the first public road and the sea. The proposed project has received an Approval in Concept from the City of Newport Beach Department of Community Development (AIC 2014062), and the proposed project is consistent with the R-1 zoning designation, as well as the surrounding land uses. The proposed development contains a one-car carport, which does not meet the Commission's parking requirement of 2 spaces per residential unit. No additional parking spaces are being required, however, because the existing residence has been designated as legal non-conforming, and the proposed development does not change that designation. The height of the structure will not exceed 29 feet high above grade. No landscaping or changes to the existing drainage system are proposed. 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 its **December 10-12, 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

  
Matt Stone  
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



December 1, 2014

Steve 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#:** 5-14-1757-W **APPLICANT:** 5 Star Homes, Attn: Laura Whitehead

**LOCATION:** 30802 Coast Hwy., Space A1, Hometown Laguna Terrace Mobile Home Park,  
Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Installation of a new 24' x 50' 1,272 sq. ft. one-story 15' 6" tall (from grade) manufactured home with steel pier tie down foundation system, wood deck and landscaping on vacant Space A1, a 3,058 sq. ft. inland lot/space within an existing mobile home park. 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 a mobile home park space 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 site. This inland lot is surrounded by existing development and does not have resources that may be considered ESHA nor is it adjacent to ESHA or open space. 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 **December 10-12, 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

  
LILIANA ROMAN  
Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

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



November 24, 2014

Jack Garland Architect  
P.O. Box 2036  
Capistrano Beach, Ca 92624

**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#:** 5-14-1803-W

**APPLICANT:** William Turnbull

**LOCATION:** 323 Boca Del Canon San Clemente, Orange County

**PROPOSED DEVELOPMENT:** Replace and raise an existing 332 square-foot wood deck at the rear of the development. The deck is proposed to be raised to sit atop an existing retaining wall aligned with the floor of the second story of the building. The applicant also proposes to install an elevator. An addition of 152 square-feet is proposed for the subterranean floor to house the elevator, a new storage room and a closet. The maximum height of the building is 25 feet high, as measured from the existing (natural) grade) and is not proposed to increase with the proposed development.

**RATIONALE:** The proposed development is located on a 6,098 square-foot lot designated for R-3 medium-high density residential by the City of San Clemente Land Use Plan (LUP). On November 10, 2014, the applicant received Approval in Concept from the City of San Clemente Planning Department for the proposed development. The proposed development will not adversely impact coastal resources, public access, public recreation opportunities, or coastal views. The proposed project 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 LUP, 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 **December 10 – 12, 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

Shannon Vaughn  
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



November 24, 2014

Core Development Services  
2749 Saturn Street  
Brea, Ca 92821

**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#:** 5-14-1804-W

**APPLICANT:** Verizon Wireless

**LOCATION:** 2401 Seal Beach Blvd., Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** The construction a 290 square-foot, 8-foot high, concrete masonry unit (CMU) equipment enclosure with a security lid on the ground next to an existing trash enclosure. The proposed CMU will house 3 Long Term Evolution (LTE) cabinets, 2 battery cabinets and one 55 gallon standby direct current (DC) generator to support 12 panel antennas, 1 microwave (mw) dish, 6 remote radio units (RRU) and fiber reinforced plastic (FRP) screens that the applicant is proposing to install on top of an existing hotel. The equipment proposed to be installed on the roof of the hotel will not exceed the maximum height of the hotel, which is 55 feet high.

**RATIONALE:** The proposed project is located on a commercially developed lot with an existing hotel over a mile from the beach and over ½ of a mile from the Seal Beach wetlands. The CMU equipment enclosure is proposed to be located next to an existing trash enclosure and will be painted to match the existing trash enclosure and have an anti-graffiti coat of paint. The applicant also proposes to plant non-invasive drought tolerant shrubs around the enclosure to soften its appearance. The installation of the new antenna equipment on the existing hotel is exempt under section 13253 of the California Code of Regulations. 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 December 10 -12, 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

Shannon Vaughn  
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



5-08-154-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** December 4, 2014

**SUBJECT:** Coastal Development Permit No. 5-08-154 granted to LB9 Owners, LLC:

**Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site. More specifically described in the application file in the Commission offices.**

**PROJECT SITE:** 5515 River Avenue, Newport Beach (Orange County)

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

**Change 6 duplex units to 12 detached single-unit condominiums, but still result in 24 condominium units as previously approved. Other changes include: removal of a previously approved 2<sup>nd</sup> driveway from River Avenue; all resident parking spaces will now be located within enclosed garages;; elimination of 1 guest parking space; revision of architectural style; construction of 2 designated public pedestrian walkways; reduction in grading to 400 cubic yards of cut and 400 cubic yards of fill; and revision of the maximum height to 32'-9".**

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s): The proposed project still results in 24 condominium units as previously approved, however instead of consisting of a mix of single-units and two-units, the project will now consist entirely of detached single-units. Removal of the previously approved 2<sup>nd</sup> driveway will now allow existing public on-street parking to remain. The project will still conform to the Commission's parking requirement of 2 spaces per residential unit. There is still a surplus of guest parking spaces even with the proposed removal of 1 guest parking space. The project will now consist of 2 designated public pedestrian walkways. The amount of grading will be significantly reduced. The proposed maximum height change to 32'-9" is still consistent with the 35-foot shoreline height limit for the area. An internal roadway linking River Avenue and Seashore Drive is still proposed and the previous proposed special condition that prohibits all public entry controls and requires that the road be open for use by the general public 24 hours per day for parking, vehicular, pedestrian, and bicycle access, with the exception of standard limited (i.e. less than one day) parking restrictions for street sweeping/maintenance purposes remains. The City of Newport Beach planning Commission conducted a substantial conformance review and found that it did conform to the previous 2008 approval. No additional impacts upon coastal resources, such as coastal access and water quality, result from the proposed amendment. The proposed amendment is consistent with the underlying permit approval

(CDP# 5-08-154) and will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

**CALIFORNIA COASTAL COMMISSION**

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

**(5-08-154-E5)****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

4 December 2014

Notice is hereby given that **LB9 Owners, LLC** has applied for a one-year extension of Coastal Development Permit **5-08-154**, as amended, granted by the California Coastal Commission on **October 16, 2008** for:

**Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site. More specifically described in the application file in the Commission offices.**

**At: 5515 River Avenue, Newport 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: Fernie Sy  
Coastal Program Analyst II