

CALIFORNIA COASTAL COMMISSION

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



Th10

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

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 07, 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 February 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>
5-13-1197-W Attn: DIANE & DONALD FELDMAN	Remodel and addition to an existing 2,797 sq. ft., two-story duplex, with a carport for 3 covered spaces. The remodel will add 478 sq. ft. of living area, 445 sq. ft. two-car garage, and drainage improvements. Two one-car carports will also be added; one on each side of the garage. The structure is 21 ft. tall. No grading is proposed.	111 41ST ST, NEWPORT BEACH, CA 92663 06059-423-311-12

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>
5-13-1311-W Attn: Ted & Joan Fuller	Demolition of the existing two-story single-family residence and construction of a new three-story, 2,791 sq. ft., 29 ft. tall, single family dwelling with a two-car garage, 792 sq. ft. roof deck, and 137 sq. ft. of balconies. Grading consists of 235 cubic yards of over-excavation cut and fill.	120 AMETHYST AVE, NEWPORT BEACH, CA 92662 06059-050-171-04
5-13-1380-W Attn: Dick & Linda Crum	Demolition of two-story wooden framed residence and construction of a 2375 sq. ft., three-story, wooden framed, single family residence with a maximum height of 29 ft.; an attached 383 sq. ft., tow-car garage; a 753 sq. ft. roof top deck; and a 220 sq. ft. balcony. Minor grading for compaction and drainage is proposed. Drainage from rooftop and surface areas will be infiltrated on-site before entering the main storm drain system. Low water need and non-invasive landscaping is proposed.	703 N Bay Front, Newport Beach, Ca 92662
5-14-0131-W HAB Properties, LLC, Attn: William Boezinger, Manager	Addition of a 380 square foot, 10 foot high, bedroom and bathroom to an existing 13 foot high, 1,497 square foot single family residence; widening of the existing 432 square foot garage by four inches for an additional 8 additional square feet; and interior remodel of the kitchen, living room and bathroom.	20382 Bay View AVE, Newport Beach, CA 06059-439-042-06

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-154-E4 Attn:	Demolition of an existing 54 unit apartment complex and construction of a 24 unit condominium development. two 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 - 0 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



January 30, 2014

Anders Lasater Architects
384 Forest Ave #12
Laguna Beach, CA 92651

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-13-1197**APPLICANT:** Diane and Donald Feldman**LOCATION:** 111 41st Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Remodel and addition to an existing 2,797 sq. ft., two-story duplex, with a carport for 3 covered spaces. The remodel will add 478 sq. ft. of living area, 445 sq. ft. two-car garage, and drainage improvements. Two one-car carports will also be added; one on each side of the garage. The structure is 21 ft. tall. No grading is proposed.

RATIONALE: The subject site is a 3,202 sq. ft. inland lot designated as R-2 Two-Family Residential in the City of Newport Beach Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. The proposed project is located within 300 ft. of the inland extent of the beach and does not qualify for an exemption because there will be a greater than 10% increase in the internal floor area. 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. The proposed project, however, does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Pursuant to the City of Newport Beach zoning code, the maximum height of the proposed project is not to exceed 24 feet. 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. The proposed project will add new permeable paving at the front patio, new gutters and downspouts that connect to the existing site drainage system, and a new bottomless trench drain at the driveway. Minimal landscaping is proposed utilizing drought tolerant non-invasive plants. Public coastal access exists near the site at the end of 41st Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and will not prejudice the City's ability to prepare a Certified Local Coastal Program. In addition, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 12-13, 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: 
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



January 30, 2014

Ian J.N. Harrison, Architect
3535 East Coast Highway #301
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-13-1311 **APPLICANT:** Ted and Joan Fuller

LOCATION: 120 Amethyst Avenue, Balboa Island, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing two-story single-family residence and construction of a new three-story, 2,791 sq. ft., 29 ft. tall, single family dwelling with a two-car garage, 792 sq. ft. roof deck, and 137 sq. ft. of balconies. Grading consists of 235 cubic yards of over-excavation cut and fill.

RATIONALE: The subject site is a 2,550 square foot lot designated as R-BI (two-unit residential) in the City of Newport Beach Land Use Plan, and is located on an inland lot not within the first public road and the sea on Balboa Island. 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. The proposed project, however, does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Pursuant to the City of Newport Beach's zoning code, the maximum height of the proposed project is not to exceed 29 feet. 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. Run off water will sheet flow towards planters. Surface area drains and roof downspouts will be directed to an underground drainage system with a perforated drainline encased in gravel for greater filtration on site, and to French drains prior to reaching the main storm drain system. Landscaping is proposed utilizing drought tolerant non-invasive plants such as bougainvillea, rosemary and lavender. Public coastal access to the bay is available approximately 300 feet south of the site at Amethyst Ave. and S. Bayfront along a public walkway surrounding Balboa Island. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and will not prejudice the City's ability to prepare a Certified Local Coastal Program. In addition, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 12-13, 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: _____
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



January 8, 2014

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

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

WAIVER#: 5-13-1380-W**APPLICANT:** Dick and Linda Crum**LOCATION:** 703 North Bay Front, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of two-story wooden framed residence and construction of a 2375 sq. ft., three-story, wooden framed, single family residence with a maximum height of 29 ft.; an attached 383 sq. ft., two-car garage; a 753 sq. ft. roof top deck; and a 220 sq. ft. balcony. Minor grading for compaction and drainage is proposed. Drainage from rooftop and surface areas will be infiltrated on-site before entering the main storm drain system. Low water need and non-invasive landscaping is proposed.

RATIONALE: The subject site is a bay front lot approximately 2590 sq. ft. in size on Balboa Island. It is designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project has been approved by the City of Newport Beach (AIC 2013072). The proposed property meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the bay is available via a boardwalk in front of the site and encompassing the entire island. Adequate measures to address water quality have been incorporated during construction and into the project design. Water runoff from the roof, roof deck and surface areas will be directed to permeable areas, landscaped areas or toward area drains at the back, alley facing, portion of the property, which lead to an underground drainage system directed to catch basins. The use of drought-tolerant, non-invasive plants will minimize the need for irrigation. 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 **February 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

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



January 28, 2014

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#: 5-14-0131

APPLICANT: Bill Boezinger

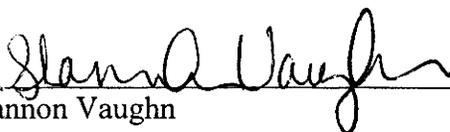
LOCATION: 20382 Bay View Ave., Newport Beach, Orange County

PROPOSED DEVELOPMENT: Addition of a 380 square foot, 10 foot high, bedroom and bathroom to an existing 13 foot high, 1,497 square foot single family residence; widening of the existing 432 square foot garage by four inches for an additional 8 additional square feet; and interior remodel of the kitchen, living room and bathroom.

RATIONALE: The proposed project is located in upper Newport bay between the first public road and the sea on an 8,310 square foot lot designated for RSD-A single family residential development by the City of Newport Beach Land Use Plan (LUP). The existing residence provides two parking spaces, and will continue to provide two spaces. The proposed addition will not exceed the maximum allowable height of 24 – 28 feet, consistent with the City of Newport Beach LUP. The project is designed to be compatible with the character of the surrounding development. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have to adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **February 12 – 13, 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

by: 
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

(5-08-154-E4)**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

5 February 2014

Notice is hereby given that **Dacor Estates** 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