

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
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 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 April 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>
5-14-0273-W Attn: David & Lynn Cates	Construct a 1,114 square foot second-floor addition to an existing one-story, single-family home; construct a 345 square foot second floor deck; construct a 381 square foot addition to the first floor; and demolish 140 square feet on the first floor. Total living area will increase from 2,137 square feet to 3,492 square feet. No grading is proposed	202 Calle Conchita 06059-692-252-09

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>5-13-1343-W Attn: Christopher & Teri Pierce</p>	<p>Demolish a single-story, single-family home, detached garage, driveway, sidewalk, curb, gutter, and concrete block wall. Construct a new four-unit, 25-foot tall Mediterranean-style apartment building with tile roofs. Each unit in the structure will be two stories tall with a two-car attached garage. The project also includes one guest parking space and one parking space for a disabled person's vehicle. Three units will have front and rear decks. One unit will only have a rear deck. All units will have an on-grade patio. Units will range from 1361 sq. ft. to 2,042 sq. ft. Total living area will be 7,110 sq. ft. Total garage area will be 1,611 sq. ft. Total lot coverage is 4,155 sq. ft. The landscape plan, dated April 3, 2014, will use only drought-tolerant, low or very low water plants. Stormwater runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to catch basins and a trench drain on the side of the property. Any excess runoff will be conveyed through pipes beneath the sidewalk to the street. Grading consists of 85 cubic yards of cut and 647 cubic yards of fill.</p>	<p>301 Cazador Ln., San Clemente, CA 06059-692-045-01</p>
<p>5-13-1372-W Attn: Dan & Steve Melillo</p>	<p>Demolition of an approximately 1,186 square foot two-story, duplex and detached two-car garage and construction of a 3,192 square foot, 29-foot high, three-story, two-unit condominium residence including a 380 square foot attached four-car garage. Construction of the project includes 30 cubic yards of grading with a maximum cut height of 1 foot, which will be transported to a disposal site outside of the coastal zone. All storm water and runoff will be collected and directed to landscaped area or to a bottomless trench drain at the rear (alley side) of the property to be filtered and infiltrated on-site.</p>	<p>128 29th Street, Newport Beach, CA 92663</p>

CALIFORNIA COASTAL COMMISSION

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



April 7, 2014

David & Lynn Cates
202 Calle Conchita
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 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: 5-14-0273-W**APPLICANT:** David & Lynn Cates**LOCATION:** 202 Calle Conchita, San Clemente, Orange County

PROPOSED DEVELOPMENT: Construct a 1,114 square foot second-floor addition to an existing one-story, single-family home; construct a 345 square foot second floor deck; construct a 381 square foot addition to the first floor; and demolish 140 square feet on the first floor. Total living area will increase from 2,137 square feet to 3,492 square feet. No grading is proposed.

RATIONALE: The subject site is a 7,360 square foot inland lot designated as Residential Low Density in the City of San Clemente Coastal Land Use Plan. The proposed project was approved in concept by the City of San Clemente on January 16, 2014. The proposed project is located between the first public road and the sea and does not qualify for an exemption because there will be a greater than 10% increase in the internal floor area. The maximum height of the proposed structure is 24 feet 6 inches above finished grade. The project retains the existing 450 square foot garage and therefore conforms to the Commission's parking requirement (2 spaces per residential unit). The new structure will include gutters and downspouts. All landscaping shall be non-invasive, drought-tolerant, low or very-low water consuming plants. The project is designed to be compatible with the character of the surrounding development and will not create any adverse impacts to existing public coastal access. Public coastal access exists several blocks from the subject site near the intersection of Esplande and West Paseo De Cristobal. The City of San Clemente's T-Street Access Point includes metered parking and a pedestrian bridge over the railroad tracks to the beach.

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. The proposed development also 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 **April 11, 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: _____
Jeffrey Rabin
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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April 3, 2014

Christopher and Teri Pierce
41 Wheeler
Irvine, CA 92620

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: 5-13-1343-W

APPLICANT: Christopher and Teri Pierce

LOCATION: 301 Cazador Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Demolish a single-story, single-family home, detached garage, driveway, sidewalk, curb, gutter, and concrete block wall. Construct a new four-unit, 25-foot tall Mediterranean-style apartment building with tile roofs. Each unit in the structure will be two stories tall with a two-car attached garage. The project also includes one guest parking space and one parking space for a disabled person's vehicle. Three units will have front and rear decks. One unit will only have a rear deck. All units will have an on-grade patio. Units will range from 1361 sq. ft. to 2,042 sq. ft. Total living area will be 7,110 sq. ft. Total garage area will be 1,611 sq. ft. Total lot coverage is 4,155 sq. ft. The landscape plan, dated April 3, 2014, will use only drought-tolerant, low or very low water plants. Stormwater runoff will be collected by gutters and downspouts and conveyed to area drains for transport via subterranean pipe to catch basins and a trench drain on the side of the property. Any excess runoff will be conveyed through pipes beneath the sidewalk to the street. Grading consists of 85 cubic yards of cut and 647 cubic yards of fill.

RATIONALE: The subject property is a 9,740 square foot inland lot at the corner of S. Ola Vista and Cazador Lane adjacent to Trafalgar Canyon. However, there is no actual pronounced canyon edge (not on a coastal canyon or coastal bluff). The lot is designated residential medium density in the City of San Clemente Land Use Plan (LUP). The proposed project meets the Commission's parking requirement of 2 spaces per unit and is designed to be compatible with the character of the surrounding development. Adequate measures to control erosion and address water quality have been incorporated into the project design. Drainage will be captured by downspouts and area drains and directed to catch basins and a trench drain. Additionally, driveways will be constructed with pervious pavers for onsite infiltration of surface runoff. Public coastal access is available approximately a half mile southwest of the project site at the Municipal Pier access point. The proposed development will not result in adverse impacts to public coastal access, coastal resources, recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their April 11, 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: _____
KARL SCHWING
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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



March 24, 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#: 5-13-1372

APPLICANT: Dan and Steve Melillo

LOCATION: 128 29th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an approximately 1,186 square foot two-story, duplex and detached two-car garage and construction of a 3,192 square foot, 29-foot high, three-story, two-unit condominium residence including a 380 square foot attached four-car garage. Construction of the project includes 30 cubic yards of grading with a maximum cut height of 1 foot, which will be transported to a disposal site outside of the coastal zone. All storm water and runoff will be collected and directed to landscaped areas or to a bottomless trench drain at the rear (alley side) of the property to be filtered and infiltrated on-site.

RATIONALE: The project is located on a 2,369 square foot lot designated for R-2 two-unit residential development by the City of Newport Beach Land Use Plan (LUP). On May 14, 2007, the Zoning Administrator for the City of Newport Beach approved a subdivision of the lot (Lot 19, Block 28, Tract NEWPORT BEACH) for condominium purposes as shown in their Application No. Parcel Map NP2007-008(PA2007-067) County Parcel Map No. 2006-0305. The proposed project meets the Commission's parking requirements, of 2 covered spaces per residential unit, with the construction of an attached four-car garage, two parking spaces per unit. The project is designed to be compatible with the character of the surrounding development. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. Proposed landscaping for the project consists of noninvasive drought tolerant plants. The project location is not between the first public road and the sea and does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission action in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 9 – 11, 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