

CALIFORNIA COASTAL COMMISSION

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



W11

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 09, 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 May 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.

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>
5-13-1345-W Attn: Robert Cunningham	Construction of a 691 sq. ft. addition to an existing 2,596 sq. ft., 2-story, 29 foot high single family residence, a 620 sq. ft. roof deck and access stairs, new permeable patio in the front yard, new landscaping and interior remodel.	2105 Ocean Blvd, Newport Beach, Ca 92661 06059-048-282-02
5-14-0044-W Attn: Jon Deverian	Construction of a new three-story, 32' tall, 2,720 sq. ft. (including a 2-car garage and roof decks) single family dwelling, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction and 96 cu. yds. fill for site preparation. Roof downspouts will be directed to gravel walkways for onsite infiltration prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants contained in raised planters is proposed.	318 Ruby Ave. Balboa Island, Newport Beach, Orange County 06059-050-082-32
5-14-0293-W D & G LIVING TRUST	Demolition of an existing single-family residence and construction of a new 3,714 square foot, two-story single-family residence with an attached 681 three-car garage. The maximum height of the residence will not exceed 29-feet above finished grade. Grading will consist of 25-cubic yards of import. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	2691 Crestview Drive, Newport Beach, Ca 92663

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-0334-W Erin & David Cherson</p>	<p>Demolition of existing two-story duplex and a single car garage built over two (2) legal lots and the construction of two (2) new single-family dwellings, one (1) on each lot (Lot 45 & Lot 47) for a total of two (2) new residences. Lot 45 will consist of a new 3,798 square foot, three-story single-family residence with an attached 347 square foot two-car garage. Lot 47 will consist of a new 3,306 square foot, three-story single-family residence with an attached 347 square foot two-car garage. The maximum height of each residence will not exceed 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>606 & 608 Central Ave, Seal Beach, Ca 90740 199-032-33, 199-032-34</p>
<p>5-14-0587-W Attn: Elstner Adams</p>	<p>Remove existing 1 story, single wide mobile home and replace with new 1 story, 16 foot high mobile home. Installation to include new aluminum carport, concrete flatwork and steps.</p>	<p>208 Tremont, Newport Beach, CA</p>
<p>5-14-0610-W Community Revitalization LLC</p>	<p>Demolition of an existing 534 square foot single-family residence and detached two-car garage and construction of an approximately 3,022 square foot, 29' high, three-story, single-family residence including an attached two-car garage. 208 cubic yards of grading is proposed in order to keep new construction ground level. Driveway entrance to garage will be accessed from an alley behind the residence. All storm water and runoff will be directed to an on-site bottomless trench drain at the rear (alley side) of the property. All landscaping will be non-invasive and primarily native and drought tolerant.</p>	<p>125 34TH St, Newport Beach, Ca 92663 06059-423-333-15</p>
<p>5-14-0616-W Towaco Investments, LLC</p>	<p>Demolition of existing 2-story duplex and construction of a 3-story, 29 foot high, 2720 square foot single family residence plus a 2-car garage.</p>	<p>747 - 749 Balboa Ave., Newport Beach, Orange County</p>
<p>5-14-0662-W Attn: Mr. & Mrs. Darrin Fryer</p>	<p>Demo existing 1-story cottage & garage. Construction of a new 3-story sfr & 2-car garage.</p>	<p>225 Opal Ave, Newport Beach, Ca 92662 06059-050-072-08</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-14-0669-W

Attn: Craig & Diane
Martin

Demolition of an existing single family residence and accessory structures such as a wood deck, brick paving and property line wood fence and construction of new 6' tall wood panel property line fence and demolition erosion control measures; no in-ground landscaping is proposed and no construction of a new single family residence proposed at this time. All proposed work is within private property lines, there are no existing encroachments onto public property.

17021 N. Pacific Ave, Sunset Beach,
Orange County
178-543-10

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>
<p>5-12-315-A1 Attn: Steven Rogers</p>	<p>Omit 1422 sq. ft. subterranean Basement, eliminate need to export 817 cubic yards of soil, eliminate need for estimated 28 caissons, modify 30 "thick structural mat slab to on grade 12" structural mat slab; and modify the special conditions, as necessary, to reflect these changes to the project and to incorporate the latest geotechnical recommendations</p>	<p>3200 W. Oceanfront, Newport Beach and 105 - 32nd Street, Newport Beach 06059-423-343-19, 06059-423-343-20</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-10-298-E2 Advanced Group 99-D (Aerie), Attn: Richard J. Julian, President</p>	<p>Demolish 13,688 sq. ft., 4-level, 14-unit apartment while retaining an on-grade stairway on the bluff face, demolition of a 2,810 sq. ft. single-family residence and construction of a new 51,124 sq. ft., 7-unit, 33-foot tall, 5-level condominium structure (3 levels visible from grade/street level and all five levels visible from seaward side), with 18 parking spaces and common amenities including fitness facility, meeting room, patios, pool and spa, hardscape/landscape, grading consisting of 9,810 cu. yds. of cut; lot line adjustment to merge a 584 sq. ft. portion of 101 Bayside Place with the parcel identified as 201-205 Carnation Avenue and with the parcel identified as 207 Carnation Ave into one single 61,284 sq. ft. lot for residential purposes; and tentative tract map to subdivide the air space for seven residential condominium units.</p>	<p>201-205 Carnation Ave, 207 Carnation Ave, and a portion of 101 Bayside PL, Newport Beach 06059-052-013-12, 06059-052-013-13</p>
<p>A-5-DPT-05-306-E1 Mehrdad Safari, Attn: Abraham Mosaddegh</p>	<p>Construct 14,017 square foot, 2-story, single-family residence, 9-car parking garage, 2 separate 1-story accessory buildings totaling 3,407 square feet, and landscape/hardscape on a vacant 14.66 acre lot; construction of retaining walls and grading to remediate landslides along Caribbean Drive and grading and to prepare site for development consisting of 15,452 cubic yards of cut, 9,402 cubic yards of fill and 6,050 cubic yards of export to location outside of Coastal Zone; and creation of on-site 700 square foot wetland mitigation to offset impacts to 174 square foot wetland caused by landslide remediation.</p>	<p>32354 Caribbean DR, Dana Point 06059-670-101-21</p>

CALIFORNIA COASTAL COMMISSION

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



May 1, 2014

Julie Laughton
28885 Woodspring Circle
Trabuco Canyon, CA 92679

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#: 5-13-1345 **APPLICANT:** Robert and Anne Cunningham

LOCATION: 2105 E. Ocean Ave. Newport Beach, Orange County

PROPOSED DEVELOPMENT: Construction of a 691 sq. ft. addition to an existing 2,596 sq. ft., 2-story, 29 foot high single family residence, a 620 sq. ft. roof deck and access stairs, new permeable patio in the front yard, new landscaping and interior remodel.

RATIONALE: The subject site is a 2,450 square foot lot designated for R-1 single family residential development by the City of Newport Beach Land Use Plan, located on Balboa Peninsula and is between the first public road and the sea. No previous Coastal Commission permits exist for the site. The proposed project has been approved in concept by the City of Newport Beach (AIC 2013 071). The existing residence meets the Commission's parking requirement of 2 covered spaces per unit. The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access is through Jetty View Park off of Channel Road adjacent to the site. The proposed project will not have any impacts on coastal access. Adequate measures to address water quality have been incorporated during construction and into the project design. Runoff from the roof and surface areas, through gutters, deck drains, and downspouts, will be directed to the trench drain and permeable areas at the front of the site for onsite infiltration. The proposed project is consistent with past Commission approvals, and Chapter 3 policies of the Coastal Act, and will have no 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 **May 14-16, 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: _____
Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 2, 2014

William Guidero
425 30th Street Suite 23
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#: 5-14-0044 **APPLICANT:** Jon Deverian (Devco Homes, LLC)

LOCATION: 318 Ruby Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new three-story, 32' tall, 2,720 sq. ft. (including a 2-car garage and roof decks) single family dwelling, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction and 96 cu. yds. fill for site preparation. Roof downspouts will be directed to gravel walkways for onsite infiltration prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants contained in raised planters is proposed.

RATIONALE: The subject site is a 2,550 sq. ft. lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. 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 gravel side yards for greater filtration on site. Public coastal access to the bay is available ~200 feet north of the site at N. 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. 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 **May 14-16, 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: 
AL PADILLA
Supervisor, Regulation

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 5, 2014

Christopher Brandon, Architect
3001 Red Hill Avenue, Building Suite 102
Costa Mesa, CA 92626

**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#: 5-14-0293-W **APPLICANT:** D&G Living Trust

LOCATION: 2691 Crestview Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3,714 square foot, two-story single-family residence with an attached 681 square foot three-car garage. The maximum height of the residence will not exceed 29-feet above finished grade. Grading will consist of 25 cubic yards of import. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 4,800 square feet and is designated as Single-Unit Residential Detached in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot, but is located between the first public road (Coast Highway) and the sea. The subject site is located in the locked gate community of Bay Shores in the City of Newport Beach. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist upcoast adjacent to the Bayshores Community at the Balboa Bay Club. 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. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 14-16, 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

FERNIE SY
Coastal Program Analyst II

cc: Commissioners/File

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Long Beach, CA 90802-4302
(562) 590-5071



May 1, 2014

Erin & David Cherson
606 Central Avenue
Seal Beach, CA 90740

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

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WAIVER#: 5-14-0334-W **APPLICANT:** Erin & David Cherson

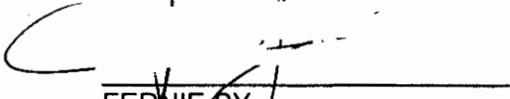
LOCATION: 606 & 608 Central Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story duplex and a single car garage built over two (2) legal lots and the construction of two (2) new single-family dwellings, one (1) on each lot (Lot 45 & Lot 47) for a total of two (2) new residences. Lot 45 will consist of a new 3,798 square foot, three-story single-family residence with an attached 347 square foot two-car garage. Lot 47 will consist of a new 3,306 square foot, three-story single-family residence with an attached 347 square foot two-car garage. The maximum height of each residence will not exceed 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. Each lot consists of 2,938 square feet for a total of 5,876 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. Each lot meets the City's minimum lot size requirements. 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 to the public beach exists near the project site at the end of 7th Street. 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 May 14-16, 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



April 28, 2014

Steve Almquist
22481 Goldrush
Lake Forest, CA 62630

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#: 5-14-0587

APPLICANT: Elstner Adams

LOCATION: 208 Tremont Dr., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove existing 1 story, single wide mobile home and replace with new 1 story, 16 foot high mobile home. Installation to include new aluminum carport, concrete flatwork and steps.

RATIONALE:

The subject site is lot number 208 in the De Anza Bayside Village Mobile Home Park located at 300 E. Coast Highway. The mobile home will be placed on an existing flat pad, with new concrete flatwork, and new steps up to the home. The proposed project meets the Commission's parking requirement of 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 through gutters and yard drains. The site is located between the first public road (Coast Highway) and the sea and the private community does not provide public access. The nearest public coastal access is located adjacent to the site off Pacific Coast Highway and the proposed project will not have an adverse impact on public access.

The proposed development will not adversely impact coastal resources, 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 **May 14-16, 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
cc: Gabriel Contreras, Dept. of Housing and Cmnty. Dev.

CALIFORNIA COASTAL COMMISSION

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April 23, 2014

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

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WAIVER#: 5-14-0610-W

APPLICANT: Community Revitalization, LLC

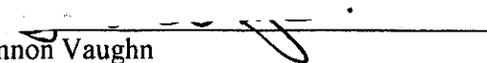
LOCATION: 125 34th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing 534 square foot single-family residence and detached two-car garage and construction of an approximately 3,022 square foot, 29' high, three-story, single-family residence including an attached two-car garage. 208 cubic yards of grading is proposed in order to keep new construction ground level. Driveway entrance to garage will be accessed from an alley behind the residence. All storm water and runoff will be directed to an on-site bottomless trench drain at the rear (alley side) of the property. All landscaping will be non-invasive and primarily native and drought tolerant.

RATIONALE: The proposed project is located on an approximately 2,375 square foot lot designated for R-2 (two-unit residential) development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirements of two covered spaces per residential unit, with the construction of an attached two-car garage. 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 located within 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 Local Coastal Program 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 **May 14 – 16, 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



April 29, 2014

George Seitz
18023-A Sky Park Circle
Irvine, CA 92614

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#: 5-14-0616

APPLICANT: Towaco Investments, LLC

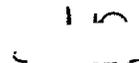
LOCATION: 747-749 Balboa Ave., Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing 2 story duplex and construction of a 3 story, 29 foot high, 2,720 square foot single family residence plus a 2-car garage.

RATIONALE: The proposed project is located on Balboa Island between the first public road and the sea on a 2,550 square foot lot designated for RB-1 single family residential development by the City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach (AIC 2014016). The proposed residence meets the Commission's parking requirement of 2 covered spaces per unit. The project 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. The proposed project will not have any impacts on coastal access. Adequate measures to address water quality have been incorporated during construction and into the project design. Runoff from the roof and surface areas will be directed to permeable areas and landscaped areas for onsite infiltration. The use of drought-tolerant, non-invasive plants will minimize the need for irrigation. The proposed project is consistent with past Commission approvals, and Chapter 3 policies of the Coastal Act, and will have no 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 **May 14-16, 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: 
Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



May 2, 2014

George W. Seitz, Architect
18023-A Sky Park Circle
Irvine, CA 92614

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#: 5-14-0662 **APPLICANT:** Mr. Darrin Fryer and Mrs. Sherri Fryer

LOCATION: 225 Opal Ave., Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of a one-story, single family residence and garage and construction of a new three-story, 32' tall, 2,717 sq. ft. (including a 2-car garage and roof decks) single family dwelling, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction and 100 cu. yds. fill for site preparation. Surface area drains and roof downspouts will be directed to a perforated drain line and to perforated trench drains prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants contained in raised planters is proposed.

RATIONALE: The subject site is a 2,550 sq. ft. lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. 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. Surface area drains and roof gutter downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. Public coastal access to the bay is available ~250 feet north of the site at the Collins Ave. street end at N. 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. 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 **May 14-16, 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: 
AL PADILLA
Supervisor, Regulation

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 6, 2014

Diane and Craig Martin
930 S. El Molino Ave.
Pasadena, CA 91106

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#: 5-14-0669**APPLICANT:** Diane and Craig Martin**LOCATION:** 17021 N. Pacific Ave, Sunset Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and accessory structures such as a wood deck, brick paving and property line wood fence and construction of new 6' tall wood panel property line fence and demolition erosion control measures; no in-ground landscaping is proposed and no construction of a new single family residence proposed at this time. All proposed work is within private property lines, there are no existing encroachments onto public property.

RATIONALE: The subject site is a 2,325 sq. ft. lot designated low density residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located on an oceanfront lot within the first public road and the sea in Sunset Beach. Adequate measures to address erosion and water quality have been incorporated for the proposed demolition. Public coastal access to the beach is available immediately seaward of the site and ~60 feet north of the site at the 7th St. beach street-end. 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 **May 14-16-2014** 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: 
LILIANA ROMAN
Coastal Planning Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

5-12-315-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: May 2, 2014

SUBJECT: Coastal Development Permit No. 5-12-315 approved by the Commission on **June 13, 2013 for Steve and Pamela Rogers to:**

Demolish two single-family homes on adjacent lots; merge those lots into one beachfront parcel and construct a new three-story, 29-foot tall, 4,366 square foot single-family home with a basement, an attached 2-car garage, and 1,158 square feet of decks. The project also includes approximately 827 cubic yards of grading (817 cubic yards of cut and 10 cubic yards of fill) for site preparation.

AT: 3200 West Oceanfront, Newport Beach, Orange County (APN 423-343-20) and 105 32nd Street, Newport Beach, Orange County (APN 423-343-19)

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):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

Omit the 1,422 square foot subterranean basement, omit requirement to dewater the site during construction, eliminate need to export 817 cubic yards of soil, eliminate the need for an estimated 28 caissons, modify the 30-inch thick structural mat slab to an on grade 12" structural mat slab.

The revised project would demolish two single-family homes on adjacent lots; merge those lots into one beachfront parcel; construct a new three-story, 29-foot tall single-family home with an attached two-car, 367-square foot garage, and a third floor roof deck. Total livable area would be 2,577 square feet with 892 square feet on the first floor, 1,434 square feet on the second floor, and 251 square feet on the third floor. The project would also include 1,158 square feet of decks. Approximately 37 cubic yards of grading (all imported fill) would be needed for site preparation.

The applicant also proposes to modify the special conditions, as necessary, to reflect omission of the subterranean basement from the project and to incorporate the latest geotechnical recommendations contained in Geotechnical Update Letter and Review of the Revised Site Development Plan prepared by Geofirm of Laguna Beach, California, dated April 21, 2014.

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 revisions to the original permit are minor in nature and approval of the permit amendment with the proposed mitigation measures will not create any adverse impacts to public access or coastal resources.

The revised project eliminates the 1,422 square foot subterranean basement that was included in the original approval. Excavation for the basement would have required a long period of dewatering. The decision to omit the basement modifies or eliminates the need for dewatering. Thus, Special Condition 5 will be modified to require the applicant to either obtain whatever approvals are needed from the Santa Ana Regional Water Quality Control Board for any remaining dewatering required or show that no such approval is needed.

The agent for the applicant has submitted a Geotechnical Update Letter and Review of the Revised Site Development Plan prepared by Geofirm of Laguna Beach, California, dated April 21, 2014. The letter offers updated recommendations to reflect the changes to the project including those related to remedial grading on the site, the revised foundation system, and addressing any high groundwater levels that may be encountered during high tide levels.

Therefore, the proposed project, as revised by this permit amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact **Al Padilla** at the Coastal Commission South Coast Area office in Long Beach – (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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(5-10-298-E2)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

May 2, 2014

Notice is hereby given that the **Advanced Group 99-D** has applied for a one-year extension of Coastal Development Permit **5-10-298**, granted by the California Coastal Commission on **June 15, 2011** for:

Demolition of an existing 13,688 sq. ft., 4-level, 14-unit apartment while retaining existing on-grade stairway on the bluff face and existing two-slip dock system, demolition of a 2,810 sq. ft. single-family residence, and construction of a new 51,124 sq. ft., 7-unit, 33-foot tall, 5-level condominium structure (three levels visible from grade/street level and all five levels visible from the seaward side) with 18 parking spaces and common amenities including a fitness facility, meeting room, patio, pool and spa; hardscape and landscaping improvements; grading consisting of 9,810 cu. yds. of cut; lot line adjustment to merge a 584 sq. ft. portion of 101 Bayside Place with the parcel identified as 201-205 Carnation Avenue and with the parcel identified as 207 Carnation Ave into one single 61,284 sq. ft. lot for residential purposes; and tentative tract map to subdivide the air space for seven residential condominium units.¹

At: 201-205 Carnation Ave, 207 Carnation Ave and a portion of 101 Bayside Place, City of Newport Beach (Orange County)

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

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

Sincerely,
CHARLES LESTER
Executive Director

Handwritten signature of Charles Lester in blue ink.

Handwritten signature of Liliana Roman in blue ink.
By: Liliana Roman
Coastal Program Analyst

¹ Demolition of the existing wood pier, gangway, 10 – 14" diameter steel guide piles and 490 sq. ft. double-U shaped floating dock and construction of a new 1,765 sq. ft. double-U shaped floating dock supported by 12 new concrete guide piles (8 – 18" diameter, 4 – 14" diameter); new gangway; new 10'x14' pier/gangway platform supported by 4- 14" diameter concrete piles, a new wood pier and repair of existing concrete piles reused to support the new wood pier was approved under Coastal Development Permit 5-12-214 by the Commission at its February 2013 hearing.

CALIFORNIA COASTAL COMMISSION

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(A-5-DPT-05-306)-E1**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

5 May 2014

Notice is hereby given that **Caribbean Dana Point Investors, LLC** has applied for a one-year extension of Coastal Development Permit **A-5-DPT-05-306**, granted by the California Coastal Commission on **April 13, 2012** for:

Construct 14,017 square foot, 2-story, single-family residence, 9-car parking garage, 2 separate 1-story accessory buildings totaling 3,407 square feet, and landscape/hardscape on a vacant 14.66 acre lot; construction of retaining walls and grading to remediate landslides along Caribbean Drive and grading and to prepare site for development consisting of 15,452 cubic yards of cut, 9,402 cubic yards of fill and 6,050 cubic yards of export to location outside of Coastal Zone; and creation of on-site 700 square foot wetland mitigation to offset impacts to 174 square foot wetland caused by landslide remediation. More specifically described in the application file in the Commission offices.

At: 32354 Caribbean Drive, Dana Point, 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