

**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  
June Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: June 05, 2014

TO: Commissioners and Interested Parties  
FROM: For Orange Co.: Sherilyn Sarb, South Coast District Deputy Director  
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the June 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.

**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>
<b>5-14-0233-W</b> Attn: John Donello	Remodel including demolition of 42% of exterior walls, 221 sq. ft. addition to first floor and new 618 sq. ft. second floor addition for a total 839 sq. ft. (49%) addition to an existing single story, 1,685 sq. ft. single-family residence with an attached 500 sq. ft. garage. The remodeled residence will result in a two-story, 19 ft. tall, 2,524 sq. ft. residence with attached 500 sq. ft. garage, new paved driveway and paved side yard, no grading or new landscaping proposed.	510 Avenida La Costa, San Clemente CA 92672
<b>5-14-0443-W</b> Attn: Mojtaba Khorsandi	Addition and remodel of an existing 3,711 sq. ft., two-story duplex with an attached three-car garage. The proposed project includes: 1) addition of 48 sq. ft. to the existing garage, interior remodel, and addition of a new second bathroom to the 1st floor; 2) addition of 53 sq. ft. to the master bedroom, interior remodel, and addition of a master bathroom to the 2nd floor; 3) 331 sq. ft. addition of livable space, addition of a 735 sq. ft. roof deck, and 250 sq. ft. mechanical room/attic to the 3rd floor; and 4) new 3-ft. high gate to existing front patio wall. The maximum height of the structure will be 29' above existing grade. No grading is proposed. The two-unit residence provides a three-car garage resulting in 2 parking spaces for one of the units and 1 parking space for the second unit.	5308 Seashore Drive, Newport Beach, CA 92663
<b>5-14-0565-W</b> Attn: Tom & Jill Ammirato	A 597 sq. ft. addition and interior remodel of an existing 17 ft. tall, two-story, 2,136 sq. ft. single-family residence with an attached 262 sq. ft. garage, grading, hardscape and landscaping improvements on an inland lot. The remodeled residence will be 2,670 sq. ft. with an attached 325 sq. ft. garage and no change in the height of the existing residence.	418 Cazador Ln., San Clemente, CA 92672

## SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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**5-14-0730-W**

119 Boca LTD

Condominium conversion of an existing  
duplex structure on a single lot.

119 Boca De La Playa, San Clemente CA

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**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>
<b>5-14-0461-W</b> Attn: Chris Brigandi	Demolition of an existing residence and a detached two-car garage with a residence located above and construction of a new two-story 3,048 square foot single-family residence with an attached 472 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 197 cubic yards for purposes of recompaction and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	1119 W. Bay Avenue, Newport Beach, CA 92661
<b>5-14-0622-W</b> Cozmo, LLC Attn: Andrew Oshay	Demolition of a single-family residence straddling two lot lines and construction of a new three-story, 35 ft. tall duplex on one lot; Unit 1: 1,653 sq. ft. with a 413 sq. ft. 2-car garage and 678 sq. ft. roof deck, Unit 2: 1,204 sq. ft. with a 408 sq. ft. 2-car garage and 467 sq. ft. roof deck; hardscape and drainage improvements including concrete side yards and trench drain; and minor planter landscaping. Minimal grading for soil re-compaction/site preparation is proposed. No lot line adjustment required or proposed.	16332 Pacific Ave, Sunset Beach CA 90742
<b>5-14-0623-W</b> Cozmo, LLC Attn: Andrew Oshay	Demolition of a single-family residence straddling two lots and construction of a new three-story, 35 ft. tall duplex on one lot; Unit 1: 888 sq. ft. and 275 sq. ft. roof deck, Unit 2: 1,516 sq. ft. and 296 sq. ft. roof deck; shared 809 sq. ft. tandem 4-car garage, hardscape improvements, drainage improvements including a trench drain; and minor landscaping. Minimal grading for soil re-compaction/site preparation is proposed. No lot line adjustment required or proposed.	16330 Pacific Ave, Sunset Beach CA 90742

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

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<b>5-14-0624-W</b> Cozmo, LLC Attn: Andrew Oshay	Construction of a new three-story, 35 ft. tall duplex on a vacant lot; Unit 1: 1,513 sq. ft., 385 sq. ft. 2-car garage and 675 sq. ft. roof deck, Unit 2: 1,061 sq. ft., 356 sq. ft. 2-car garage and 465 sq. ft. roof deck; hardscape improvements including concrete side yards and 6 ft. tall masonry walls along property lines, drainage improvements including a trench drain; minor landscaping utilizing non-invasive, drought tolerant plants; and minimal grading for soil re-compaction/site preparation.	16328 Pacific Ave, Sunset Beach CA 90742
<b>5-14-0638-W</b> Attn: Warren Silverberg	Demolition of an existing duplex with an attached two-car garage and construction of a new three-story 2,559 square foot single-family residence with an attached 435 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Approximately less than 10 cubic yards of grading for purposes of re-compaction will occur and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	207 Bay Ave, Newport Beach CA 92661
<b>5-14-0681-W</b> Harry Berkowitz & Michael Samen.	Demolition of an existing residence and construction of a new two-story 2,162 square foot single-family residence with an attached 476 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 240 cubic yards of cut, 260 cubic yards of fill and 20 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	419 Edgewater Ave., Newport Beach CA

# SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p><b>5-14-0699-W</b></p> <p>Attn: John &amp; Reegis Christian</p>	<p>Construction of a 3-story, 3,019 sq ft, 29-foot high, single-family residence on a 2,699 sq ft vacant lot with an attached 512 sq ft, 2-car garage. Driveway entrance to the garage will be accessed from an alley behind the residence. There is one tree in the center of the lot that the applicant is proposing to remove prior to construction. All storm water run-off 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>1504 Balboa Blvd., Newport Beach CA 92661</p>
<p><b>5-14-0752-W</b></p> <p>Attn: Jim and Susan Hart</p>	<p>692 sq. ft. addition to existin 2,157 sq. ft. one-story single family residence and attached two-car garage, minor grading of driveway, landscaping, and perimeter walls/fencing</p>	<p>2466 Riviera Drive, Laguna Beach, CA 92651</p>
<p><b>5-14-0754-W</b></p> <p>Hometown Laguna Terrace, L.L.C., Attn: Roy &amp; Sabine Dehban</p>	<p>Installation of a new 1,224 sq. ft. one-story 14' tall manufactured home with steel pier tie down foundation system, 230 sq. ft. wood deck, roof deck with exterior spiral staircase and 1,242 sq. ft. of landscaping on vacant Space D11, a 3,437 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. Landscape proposed using drought tolerant, non-invasive plants.</p>	<p>30802 Coast Hwy, Laguna Beach CA 92651</p>

**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>
<b>5-10-237-A2</b> Washington Holdings, Attn: Chad Christensen	Extend Administrative CDP No. 5-10-237-A1 for the Monarch Beach/Salt Creek Pilot Project to allow maintenance activities to continue for up to 1-year beyond the CDP's July 2014 expiration.	500 Monarch Bay Dr., Dana Point, CA Orange County
<b>5-12-103-A1</b> Newport Beach Country Club, Attn: Perry Dickey	Minor revisions to the original project including a reduction in the clubhouse building footprint, decrease of approximately 19,000 cubic yards of grading, an increase in the landscape buffer between the clubhouse and the adjacent tennis club, the addition of a swimming pool, increased parking spaces and elimination of the existing frontage road adjacent to East Coast Hwy. See Attached submittal letter for additional details.	1600 E. Coast Hwy, Newport Beach, CA Orange County
<b>5-13-0479-A1</b> Irvine Company, Attn: John Doane	Temporary removal of four slip fingers at the western end of the Bayshore Marina, located at 2572 Bayshore Drive, Newport Beach. Sand has migrated from the adjacent beach into the navigable space between the existing boat slips and the seawall at this location. The four slip fingers will be detached from the marina support structure and floated to Irvine Company's maintenance facility for temporary storage. The temporary removal of the slip fingers will allow for safe navigation between the sandbar and the seawall to access the remaining land-side docks at the west end of the marina.	2572 Bayshore Dr., Newport Beach, CA

**REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-5-14-0018 Attn: Richard Zamboni	Decayed piles need to be replaced.	16591 Nalu Circle, Huntington Beach, CA 92649 178-381
G-5-14-0017 Attn: Eileen Bowie Stein	Decayed piles need to be replaced.	16592 Nalu Circle, Huntington Beach, CA 178-381



**CALIFORNIA COASTAL COMMISSION**

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



June 2, 2014

Derek F. Wolf  
668 N. Coast Hwy #215  
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#:** 5-14-0233      **APPLICANT:** John Edward Donello

**LOCATION:** 510 Avenida La Costa, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Remodel including demolition of 42% of exterior walls, 221 sq. ft. addition to first floor and new 618 sq. ft. second floor addition for a total 839 sq. ft. (49%) addition to an existing single story, 1,685 sq. ft. single-family residence with an attached 500 sq. ft. garage. The remodeled residence will result in a two-story, 19 ft. tall, 2,524 sq. ft. residence with attached 500 sq. ft. garage, new paved driveway and paved side yard, no grading or new landscaping proposed.

**RATIONALE:** The subject site is a 9,804 sq. ft. coastal canyon lot (Riviera Canyon). The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The proposed remodel and addition is not considered a major remodel/new development as less than 50% demolition of exterior walls and less than 50% addition is proposed. No grading or landscaping is proposed. The project meets the Commission's parking requirement (2 spaces per residence). The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists approximately 400 ft. south of the site at the Riviera access point. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 11-13, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director  
cc: Commissioners/File

by: LILIANA ROMAN  
Coastal Planning Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
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(562) 590-5071



May 29, 2014

Chris Ball  
1650 Babcock St.  
Costa Mesa, CA 92627

**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#: 5-14-0443****APPLICANT: Mojtaba Khorsandi****LOCATION: 5308 Seashore Drive, Newport Beach, Orange County**

**PROPOSED DEVELOPMENT:** Addition and remodel of an existing 3,711 sq. ft., two-story duplex with an attached three-car garage. The proposed project includes: 1) addition of 48 sq. ft. to the existing garage, interior remodel, and addition of a new second bathroom to the 1<sup>st</sup> floor; 2) addition of 53 sq. ft. to the master bedroom, interior remodel, and addition of a master bathroom to the 2<sup>nd</sup> floor; 3) 331 sq. ft. addition of livable space, addition of a 735 sq. ft. roof deck, and 250 sq. ft. mechanical room/attic to the 3<sup>rd</sup> floor; and 4) new 3-ft. high gate to existing front patio wall. The maximum height of the structure will be 29' above existing grade. No grading is proposed. The two-unit residence provides a three-car garage resulting in 2 parking spaces for one of the units and 1 parking space for the second unit.

**RATIONALE:** The subject site is a 3,200 sq. ft. inland lot designated as RT-D Two-Unit Residential in the City of Newport Beach Coastal Land Use Plan, and is located on an inland lot not within 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. 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. While the proposed project does not conform to the Commission's parking requirement of two (2) parking spaces per residential unit, the project is not a change in intensity of use. The proposed project 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 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 **June 11-13, 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

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



May 27, 2014

James Glover  
103 1/2 Avenida del Mar  
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#:** 5-14-0565**APPLICANT:** Tom and Jill Ammirato**LOCATION:** 418 Cazador Lane, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** A 597 sq. ft. addition and interior remodel of an existing 17 ft. tall, two-story, 2,136 sq. ft. single-family residence with an attached 262 sq. ft. garage, grading, hardscape and landscaping improvements on an inland lot. The remodeled residence will be 2,670 sq. ft. with an attached 325 sq. ft. garage and no change in the height of the existing residence.

**RATIONALE:** The subject site is a roughly triangle shaped 6,460 sq. ft. inland corner lot within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The proposed project is a 597 sq. ft. addition to the first and second floors of an existing two-story single family residence and 63 sq. ft. garage expansion. The project meets the Commission's parking requirement (2 spaces per residence). Landscaping proposed utilizes drought tolerant, non-invasive plants. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists 700 ft. west of the site at the San Clemente Pier beach access point. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 11-13, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director  
cc: Commissioners/File

by:   
AL PADILLA  
Regulatory Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



May 27, 2014

Joseph Bulwa  
17 Pinewood  
Irvine, CA 92604

**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#:** 5-14-0730                      **APPLICANT:** 119 Boca Ltd.

**LOCATION:** 119 Boca de la Playa, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Condominium conversion of an existing duplex structure on a single lot.

**RATIONALE:** The subject site is a 7,673 sq. ft. inland sloped lot (not on a coastal canyon or coastal bluff) designated medium density residential in the City of San Clemente Land Use Plan (LUP). The proposed project (Tentative Parcel Map No. 2014-105) was approved by the Zoning Administrator of the City of San Clemente City by Resolution 14-017 on April 16, 2014. The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of the duplex on the lot was provided by the Commission in May 2013 under CDP 5-13-058-W. The development includes four total parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. 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 **June 11-13, 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: \_\_\_\_\_  
AL PADILLA  
Regulatory Supervisor

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May 29, 2014

Eric Aust, Architect  
62 Balboa Coves  
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#:** 5-14-0461-W

**APPLICANT:** Chris Brigandi

**LOCATION:** 1119 West Bay Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing residence and a detached two-car garage with a residence located above and construction of a new two-story 3,048 square foot single-family residence with an attached 472 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 197 cubic yards for purposes of recompaction and will be balanced 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 2,700 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 does not have less than a 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 to Newport Bay exists approximately 180 feet northwest of the project site at the 12<sup>th</sup> Street, street end. 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 June 11-13, 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

FERNIE SY  
Coastal Program Analyst II

cc: Commissioners/File

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May 27, 2014

HMR Architects, Attn: William Reseigh  
221 Main St. Suite I  
Huntington Beach, CA 92648

**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#:** 5-14-0622-W      **APPLICANT:** Cozmo, LLC

**LOCATION:** 16332 N. Pacific Ave., Sunset Beach (Orange County)


**PROPOSED DEVELOPMENT:** Demolition of a single-family residence straddling two legal lots and construction of a new three-story, 35 ft. tall duplex on one lot; Unit 1: 1,653 sq. ft. with a 413 sq. ft. 2-car garage and 678 sq. ft. roof deck; Unit 2: 1,204 sq. ft. with a 408 sq. ft. 2-car garage and 467 sq. ft. roof deck; hardscape improvements, drainage improvements including a trench drain; and minor planter landscaping. Minimal grading for soil re-compaction/site preparation is proposed. No lot line adjustment required or proposed.

**RATIONALE:** The subject site is two 1,800 sq. ft. lots designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP). Demolition will take place over both lots; the proposed project is on one lot and the second lot is to be developed under a separate Commission approval (5-14-0622-W). 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. Public coastal access to the ocean/beach is available 250 ft. south of the site at the Anderson St. 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 June 11-13, 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:   
AL PADILLA  
Regulatory Supervisor



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May 27, 2014

HMR Architects, Attn: William Reseigh  
221 Main St. Suite I  
Huntington Beach, CA 92648

**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#:** 5-14-0623-W      **APPLICANT:** Cozmo, LLC

**LOCATION:** 16330 N. Pacific Ave., Sunset Beach (Orange County)

**PROPOSED DEVELOPMENT:** Construction of a new three-story, 35 ft. tall duplex on one lot; Unit 1: 888 sq. ft. and 275 sq. ft. roof deck, Unit 2: 1,516 sq. ft. and 296 sq. ft. roof deck; shared 809 sq. ft. tandem 4-car garage, hardscape improvements, drainage improvements including a trench drain; and minor landscaping. Minimal grading for soil re-compaction/site preparation is proposed. No lot line adjustment required or proposed.

**RATIONALE:** The subject site is a 1,800 sq. ft. lot designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP). Demolition of a single family residence straddling this and an adjacent lot is proposed under a separate Commission action (5-14-0622-W). 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. Public coastal access to the ocean/beach is available 250 ft. south of the site at the Anderson St. 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 3 Coastal Act policies.

This waiver will not become effective until reported to the Commission at their June 11-13, 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: \_\_\_\_\_  
AL PADILLA  
Regulatory Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



May 27, 2014

HMR Architects, Attn: William Reseigh  
221 Main St. Suite I  
Huntington Beach, CA 92648

**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#:** 5-14-0624-W **APPLICANT:** Cozmo, LLC

**LOCATION:** 16328 N. Pacific Ave., Sunset Beach (Orange County)

**PROPOSED DEVELOPMENT:** Construction of a new three-story, 35 ft. tall duplex on a vacant lot; Unit 1: 1,513 sq. ft., 385 sq. ft. 2-car garage and 675 sq. ft. roof deck, Unit 2: 1,061 sq. ft., 356 sq. ft. 2-car garage and 465 sq. ft. roof deck; hardscape improvements including concrete side yards and 6 ft. tall masonry walls along property lines, drainage improvements including a trench drain; minor landscaping utilizing non-invasive, drought tolerant plants; and minimal grading for soil re-compaction/site preparation.

**RATIONALE:** The subject site is a 1,800 sq. ft. lot designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP). 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. Public coastal access to the ocean/beach is available 250 ft. south of the site at the Anderson St. 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 **June 11-13, 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: \_\_\_\_\_  
AL PADILLA  
Regulatory Supervisor

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

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



May 29, 2014

Ken Stockton Architects  
Attn: Ken Stockton  
26500 West Agoura Road, #663  
Calabasas, CA 91302

**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#:** 5-14-0638-W **APPLICANT:** Warren Silverberg

**LOCATION:** 207 East Bay Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex with an attached two-car garage and construction of a new three-story 2,559 square foot single-family residence with an attached 435 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Approximately less than 10 cubic yards of grading for purposes of recompaction will occur and will be balanced 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 2,400 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 does not have less than a 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 to the public beach exists nearby approximately 380 feet southwest at the Medina Way, street end. 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 effects 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 June 11-13, 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

FERNIE SY  
Coastal Program Analyst II

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



May 29, 2014

Brett Detmers  
P.O. Box 10455  
Costa Mesa, CA 92627

**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#:** 5-14-0681-W **APPLICANT:** Harry Berkowitz & Michael Samen

**LOCATION:** 419 Edgewater Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing residence and construction of a new two-story 2,162 square foot single-family residence with an attached 476 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 240 cubic yards of cut, 260 cubic yards of fill and 20 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is a 3,016 square foot bayfront lot designated as two-unit 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 conforms to the Commission's parking requirement (2 spaces per residential unit). Public access is available along an existing public boardwalk that fronts the subject property and is located between the subject property and Newport Bay. 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 June 11-13, 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

FERNIE SY  
Coastal Program Analyst II

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



May 30, 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#:** 5-14-0699

**APPLICANT:** John and Reegis Christian

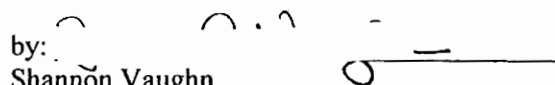
**LOCATION:** 1504 Balboa Blvd., Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Construction of a three-story, 3,019 square-foot, 29-foot high, single-family residence on a 2,699 square-foot vacant lot with an attached 512 square-foot two-car garage. Driveway entrance to the garage will be accessed from an alley behind the residence. There is one tree in the center of the lot that the applicant is proposing to remove prior to construction. All storm water 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 2,699 square-foot lot designated for R-1 (single-family residential) development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirements of two spaces per residential unit, with the construction of an attached two-car garage. The project is designed to be compatible with the residential 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 is located within the first public road and the sea but does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, past Commission action in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 11 – 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:   
Shannón Vaughn  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



May 30, 2014

Annette Wiley  
220 Newport Center Drive, #11-166  
Newport Beach, CA 92660

**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:** 5-14-0752-W      **APPLICANT:** Jim and Susan Hart

**LOCATION:** 2466 Riviera Drive, Laguna Beach, Orange County

**PROPOSED DEVELOPMENT:** 692 sq. ft. addition to existing 2,157 sq. ft. one-story single family residence and attached two-car garage, minor grading of driveway, landscaping, and perimeter walls/fencing.

**RATIONALE:** The proposed project is located in a gated community seaward of the last public road, approximately 200 feet from Cameo Cove. Because of a berm on the seaward side of Pacific Coast Highway and the downward sloping topography of the area, and because the residence is just one-story, the proposed development will have no impact on public views. The structure is not located on a blufftop and a geotechnical study has concluded that the proposed project is geologically feasible. The proposed development has received an Approval in Concept from the City of Laguna Beach (5/13/14) and is consistent with the R-1 (Residential Low Density) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will maintain an existing two-car garage and the driveway will be regarded to improve on-site parking access. The improved roof will feature gutters which will conduct water to an improved on-site drainage system featuring slot and atrium drains which conduct excess water to the City drainage system at the nearest curb. Best management practices for water quality have been implemented in the construction plan. All proposed landscaping features native or non-native drought tolerant non-invasive species. The graded material will be exported to a commercial dirt excavation dump site at Camp Pendleton which implements best management recycling practices. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development is consistent with 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 the **June 13, 2014** hearing 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: \_\_\_\_\_  
ZACH REHM  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



May 27, 2014

SCI, Attn: Anthony C. Ujueta  
31631 Auto Center Drive  
Lake Elsinore, CA 92530

**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#:** 5-14-0754-W **APPLICANT:** Hometown Laguna Terrace, LLC

**LOCATION:** Space D11, Hometown Laguna Terrace Mobile Home Park, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Installation of a new 1,224 sq. ft. one-story 14' tall manufactured home with steel pier tie down foundation system, 230 sq. ft. wood deck, roof deck with exterior spiral staircase and 1,242 sq. ft. of landscaping on vacant Space D11, a 3,437 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 site consists of an interior 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 June 11-13, 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

AL PADILLA  
Regulatory Supervisor

**CALIFORNIA COASTAL COMMISSION**

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

5-10-237-A2

**NOTICE OF PROPOSED AMENDMENT TO PERMIT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** June 3, 2014  
**SUBJECT:** Permit No. 5-10-237 granted to KSL Capital Partners for a project to:

Reduce the occasional risk of high bacteria levels at Monarch Beach by creating temporary berms of sand to channel runoff from Salt Creek directly into the Pacific Ocean. Establish water flow from the Salt Creek outlet perpendicular to the shoreline by creating two (2) sand berms, upcoast and downcoast of the ponded water and outlet flow on the beach, that are limited to 3 feet high and 4 feet wide, and approximately 130 feet long, each. If necessary to direct the flow, a pilot channel, no more than 4 feet wide is proposed to be excavated from the area between the berms, and out to the daily high tide line. This is a 'pilot' project to be carried out and monitored for a period of one (1) year in order to help develop a long term management plan for the outlet....More specifically described in the application file in the Commission offices

**PROJECT SITE:** 500 Monarch Bay Drive, City of Dana Point (Orange County) (APN# 670-151-55)

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) to Special Condition No. 7 of the permit related to the duration of the project approval (changes shown ~~strikeout~~/insert format below):

7. Duration of Approval: Unless this permit otherwise expires pursuant to Standard Condition No. 2, this administrative coastal development permit (5-10-237) shall expire ~~two (2)~~ three (3) years from the date the applicant initiates the development in accordance with this permit approval. Within 30 days of initiating the project, the applicant shall notify the Executive Director, in writing, of the date development commenced. Except as provided in Public Resources Code Section 30610 and applicable regulations, and as specifically provided in this condition, any future development as defined in PRC section 30106, including but not limited to, maintenance activities beyond the scope of this approval and/or expiration date of this permit, shall require an amendment to 5-10-237 from the California Coastal Commission or shall require an additional coastal development permit from the California Coastal Commission.

**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 subject administrative coastal development permit became effective on June 14, 2012, following satisfaction of the 'prior to commencement of construction' requirements. The development commenced soon thereafter. As originally approved, Special Condition 7 limits the proposed work to one year, as a pilot program to gauge the effectiveness of the plan at controlling bacteria levels and to observe the overall effects of the plan on coastal access and biological resources. All of which was to help ultimately prepare a beach management plan for later consideration by the Commission. A draft beach management plan has been prepared and submitted as a separate coastal development permit application, but that application is incomplete. In August of 2013, the Commission approved an immaterial amendment (5-10-237-A1) to extend the permit in order for the applicant to continue to implement the originally approved berms and associated monitoring to continue to learn from those activities while the Commission considers the more comprehensive beach management plan. The applicant again seeks to amend the permit in order to extend the permit to continue those activities while the Commission considers the more comprehensive beach management plan. The proposed amendment will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment would not result in development that would prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 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 Area 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

**5-12-103-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** June 3, 2014  
**SUBJECT:** Coastal Development Permit 5-12-103 granted to for:

Demolition of an existing 23,460 sq. ft. golf course clubhouse, ancillary facilities and surface parking lot and construction of new facilities including a two-story, 47-ft. tall clubhouse, a detached golf cart garage, a maintenance building, snack bar, starter shack and restrooms all resulting in a total of 69,088 sq. ft.; hardscape improvements to existing surface parking lot, and new landscaping on a 9 acre portion of a 131.5 acre inland site.

**AT:** 1600 E. Coast Hwy, 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):

**DESCRIPTION OF AMENDMENT REQUEST:**

The proposed CDP amendment is to reduce the clubhouse footprint by 1,759 sq. ft., decrease grading by approximately 19,000 cu. yds., provide a larger landscape buffer between the clubhouse and adjacent tennis club, include a new swimming pool/spa and building, change the architectural style of the clubhouse to craftsman style resulting in a reduction in building height from 47 ft. to 45 ft., keep existing maintenance building with new 14-space carport, demolish existing entry guardhouse, reconfigure the parking lot for an additional 39 parking spaces (375 total) and reconfiguration of landscaped medians within parking lot, and eliminate existing frontage road adjacent to E. Coast. Hwy.

**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):

Modifications are proposed to the actual project scope of the project previously approved under CDP 5-12-103. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Liliana Roman** at the Commission Area 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



5-13-0479-A1

**REVISED****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** June 6, 2014

**SUBJECT:** Coastal Development Permit No. 5-13-0479 granted to Irvine Company:

**Replacement of 25 slip fingers at the Bayshore Marina. The existing slip fingers are 40-feet (l) x 4-feet (w). The replacement fingers will be reduced by 1-foot in width, to 40-feet (l) x 3-feet (w), which will widen the berthing space. The remaining slips in the marina will be unaffected. Based on the reduction of the slip finger widths, there will be a net increase of 975 square feet of uncovered water surface area.**

**PROJECT SITE:** 2572 Bayshore Drive, 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):

**The temporary one (1) year removal of four (4) slip fingers (3-feet (w) x 26-feet (l)) at the western end of the Bayshore Marina. These slip fingers were not a part of the original approval. Sand has migrated from the adjacent beach into the navigable space between the existing boat slips and the seawall at this location and created a sand bar that inhibits safe boat navigation in and out of the marina. Removal of the four (4) slips will allow safe navigation for the boats docked at this marina. The applicant intends to return the slip fingers after they have obtained a dredging permit (a separate approval) for removal of the sand bar from the City of Newport Beach, U.S. Army Corp. of Engineers (USACOE) and California Coastal Commission (CCC). No other changes are proposed.**

**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 development will not result in adverse impacts to coastal access, marine resources and water quality. The proposed amendment is consistent with the underlying permit approval (CDP# 5-13-0479) 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. Once dredging has been approved and completed the slip fingers will be reinstalled.

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

**EMERGENCY PERMIT**

**DATE:** MAY 16, 2014

**EMERGENCY PERMIT:** 5-14-0018-G

**APPLICANT:** Richard F. Zamboni Trust  
c/o Greg Reid  
1420 Dollar Street  
West Linn, OR 97068

**LOCATION:** 16591 Nalu Circle, Huntington Beach, Orange County.

**EMERGENCY WORK PROPOSED:** Remove concrete cut-off wall and over-pour in order to inspect timber piles that support the bulkhead, which is approximately 120 feet long. Remove deteriorated portions of piles and install jacks where necessary to provide support for the bulkhead structure, as shown on the proposed plan (Attached: Elevation 2, Streamline West Engineering, 5/8/2014). Place sleeves around the jacks and/or piles and inject epoxy grout into the voids inside the sleeve.

This letter constitutes approval of the emergency work you or your representative has requested, as modified herein, to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of discovery of significantly deteriorated timber piles that provide necessary support for a concrete bulkhead requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and,
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,  
Charles Lester  
Executive Director

for By: Sherilyn Sarb  
Title: Deputy Director

**CONDITIONS OF APPROVAL:**

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and as specifically conditioned herein, and for the specific property listed above, is authorized. Any additional work requires separate authorization from the Executive Director and/or by an approved coastal development permit.
3. The work authorized by this permit must be completed by June 16, 2014.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit with the Coastal Commission to have the emergency work be considered permanent.
5. Silt curtains shall be maintained around the project site in order to control turbidity and contain debris.
6. Disturbance to the ocean bottom and intertidal areas shall be minimized.
7. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
8. Construction staging activities and equipment and materials storage areas shall not be located in intertidal areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
9. Pre-Construction Eelgrass Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall complete a pre-construction eelgrass (*Zostera marina*) survey during the period of active growth of eelgrass (typically March through October). The pre-construction survey shall be completed prior to the beginning of construction and shall be valid until the next period of active growth. If any portion of the project commences in a previously undisturbed area after the last valid eelgrass survey expires, a new survey is required prior to commencement of work in that area. The survey shall be prepared in full compliance with the "Southern California Eelgrass Mitigation Policy" Revision 8 (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife.

Post-Construction Eelgrass Survey. If any eelgrass is identified in the project area by the survey required by this special condition, within one month after the conclusion of construction, the applicant shall survey the project site to determine if any eelgrass was adversely impacted. The survey shall be prepared in full compliance with the "Southern California Eelgrass Mitigation Policy" Revision 8 (SCEMP) (except as modified by this special condition) adopted by the National Marine Fisheries Service and shall be prepared in consultation with the California Department of Fish and Wildlife. The applicant shall submit the post-construction eelgrass survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey. If any eelgrass has been impacted, the applicant shall replace the impacted eelgrass at a minimum 1.2:1 ratio on-site, or at another location, in accordance with the SCEMP. All impacts to eelgrass habitat shall be mitigated at a minimum ratio of 1.2:1 (mitigation:impact). The exceptions to the required 1.2:1 mitigation ratio found within SCEMP shall not apply. Approval for implementation of the mitigation shall occur through the follow-up coastal development permit.

10. Pre-Construction *Caulerpa taxifolia* Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall undertake a survey of the project area and a buffer area at least ten (10) meters beyond the project area to determine the presence of the invasive alga *Caulerpa taxifolia*. The survey shall include a visual examination of the substrate. If any portion of the project commences in a previously undisturbed area after the last valid *Caulerpa taxifolia* survey expires, a new survey is required prior to commencement of work in that area.

The survey protocol shall be prepared in consultation with the Regional Water Quality Control Board, the California Department of Fish and Wildlife, and the National Marine Fisheries Service. Within five (5) business days of completion of the survey, the applicant shall submit the survey:

- (1) For the review and approval by the Executive Director; and,
- (2) To the Surveillance Subcommittee of the Southern California *Caulerpa* Action Team (SCCAT). The SCCAT Surveillance Subcommittee may be contacted through William Paznokas, California Department of Fish & Wildlife (858/467 4218) and National Marine Fisheries Service (562/980 4043), or their successors.

If *Caulerpa taxifolia* is found within the project or buffer areas, the applicant shall not proceed with the project until: 1) the applicant provides evidence to the Executive Director that all *Caulerpa taxifolia* discovered within the project and buffer area has been eliminated in a manner that complies with all applicable governmental approval requirements, including but not limited to those of the California Coastal Act, or 2) the applicant has revised the project to avoid any contact with *Caulerpa taxifolia*. No revisions to the project shall occur without a Coastal Commission approved amendment to this Coastal Development Permit unless the Executive Director determines that no amendment is legally required.

11. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
12. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
13. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. As required by the conditions of this emergency permit, a Coastal Development Permit must be obtained to have the work become permanent development. A regular coastal development permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages.

FAILURE TO A) SUBMIT A FOLLOW-UP COASTAL DEVELOPMENT PERMIT APPLICATION THAT SATISFIES THE REQUIREMENTS OF SECTION 13053.5 OF THE CALIFORNIA CODE OF REGULATIONS BY THE DATE SPECIFIED BY THIS PERMIT, OR AS EXTENDED THROUGH CORRESPONDENCE, OR B) REMOVE THE EMERGENCY WORK (IF REQUIRED BY THIS EMERGENCY PERMIT) BY THE DATE SPECIFIED BY THIS PERMIT, WILL CONSTITUTE A KNOWING AND INTENTIONAL VIOLATION OF THE COASTAL ACT AND MAY RESULT IN FORMAL ENFORCEMENT ACTION BY THE COMMISSION.

THIS FORMAL ACTION COULD INCLUDE A RECORDATION OF A NOTICE OF VIOLATION ON YOUR PROPERTY PURSUANT TO SECTION 30812; THE ISSUANCE OF A CEASE AND DESIST ORDER AND/OR RESTORATION ORDER; AND/OR A CIVIL LAWSUIT, WHICH MAY RESULT IN THE IMPOSITION OF MONETARY PENALTIES, INCLUDING DAILY PENALTIES OF UP TO \$15,000 PER VIOLATION PER DAY UNDER SECTION 30820(B), AND OTHER APPLICABLE PENALTIES AND OTHER RELIEF PURSUANT TO CHAPTER 9 OF THE COASTAL ACT.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Project Plan (Elevation 2 - Page 3 of 5)  
Acceptance Form

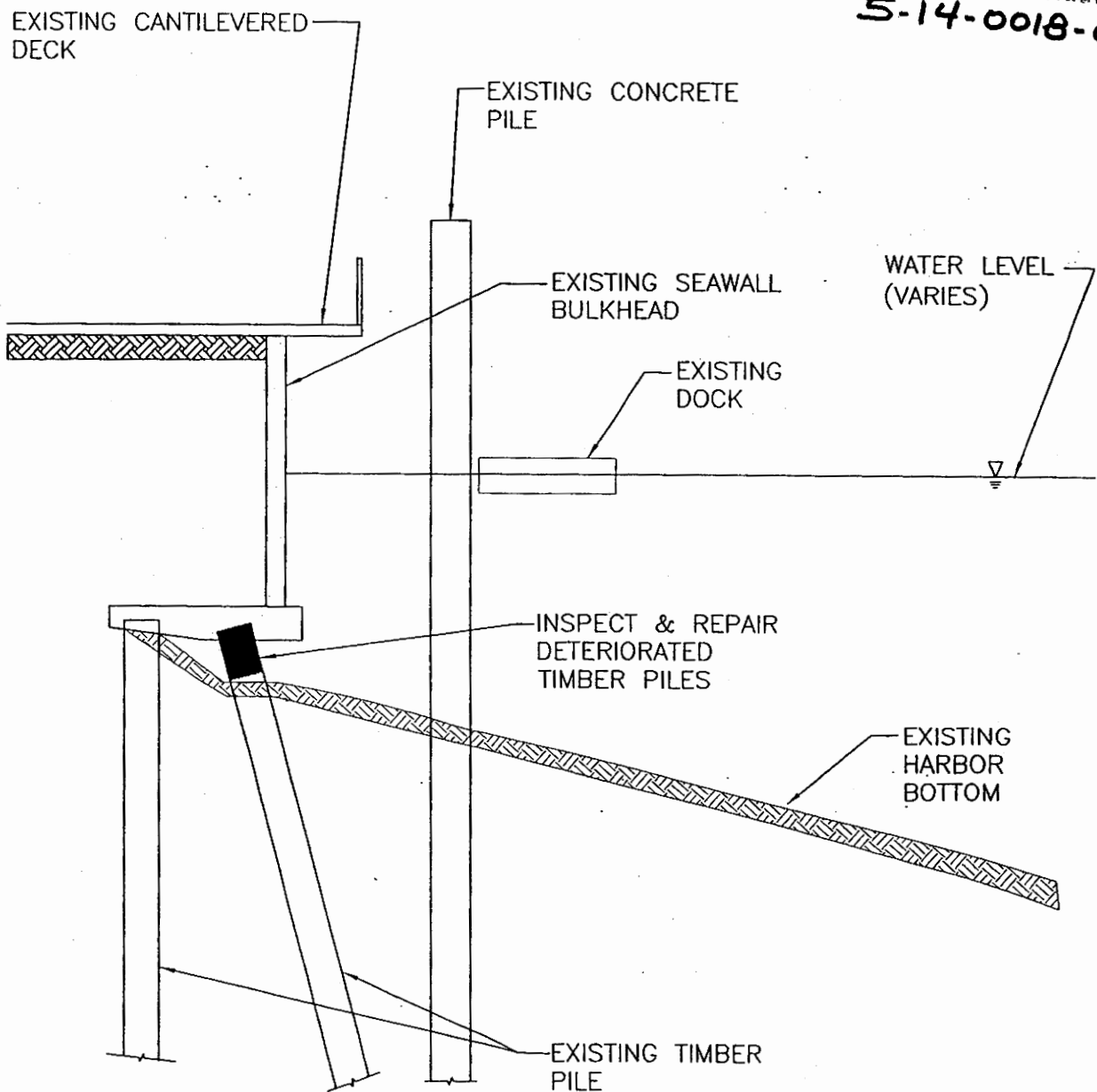
cc: Local Planning Department

G:Emergency Permits

**RECEIVED**  
South Coast Region

MAY 9 2014

CALIFORNIA  
COASTAL COMMISSION  
5-14-0018-G



**StreamlineWEST**  
ENGINEERING LLC

**ZAMBONI SEAWALL  
HUNTINGTON BEACH, CA.**

**ELEVATION 2**

Designed by:

GSR

Date: 5/8/2014

Scale: 1"=10'

Drawn by:

GSR

Rev.

Job No.

1403

PAGE

3 of 5

**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT ACCEPTANCE FORM**

TO: CALIFORNIA COASTAL COMMISSION  
SOUTH COAST DISTRICT OFFICE  
200 OCEANGATE, SUITE 1000  
LONG BEACH, CA 90802-4416

RE: Emergency Permit No. 5-14-0018-G

INSTRUCTIONS: After reading the attached Emergency Permit, please sign this form and return to the South Coast District Office within 15 working days from the permit's date.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them.

I also understand that the emergency work is TEMPORARY and that a regular Coastal Development Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Development Permit within 60 days of the date of the emergency permit (i.e., by July 15, 2014), OR I will remove the emergency work authorized by such permit in its entirety within 150 days of the date of the emergency permit (i.e., by October 13, 2014).

\_\_\_\_\_  
Signature of property owner or  
Authorized representative

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date of Signing

**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT**

**DATE:** MAY 16, 2014

**EMERGENCY PERMIT:** 5-14-0017-G

**APPLICANT:** Eileen Bowie Trust  
c/o Greg Reid  
1420 Dollar Street  
West Linn, OR 97068

**LOCATION:** 16592 Nalu Circle, Huntington Beach, Orange County.

**EMERGENCY WORK PROPOSED:** Remove concrete cut-off wall and over-pour in order to inspect timber piles that support the bulkhead, which is approximately 120 feet long. Remove deteriorated portions of piles and install jacks where necessary to provide support for the bulkhead structure, as shown on the proposed plan (Attached: Elevation 2, Streamline West Engineering, 5/9/2014). Place sleeves around the jacks and/or piles and inject epoxy grout into the voids inside the sleeve.

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The work is hereby approved, subject to the attached conditions.

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Executive Director

for By: Sherilyn Sarb  
Title: Deputy Director

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Enclosures: Project Plan (Elevation 2 - Page 3 of 5)  
Acceptance Form

cc: Local Planning Department

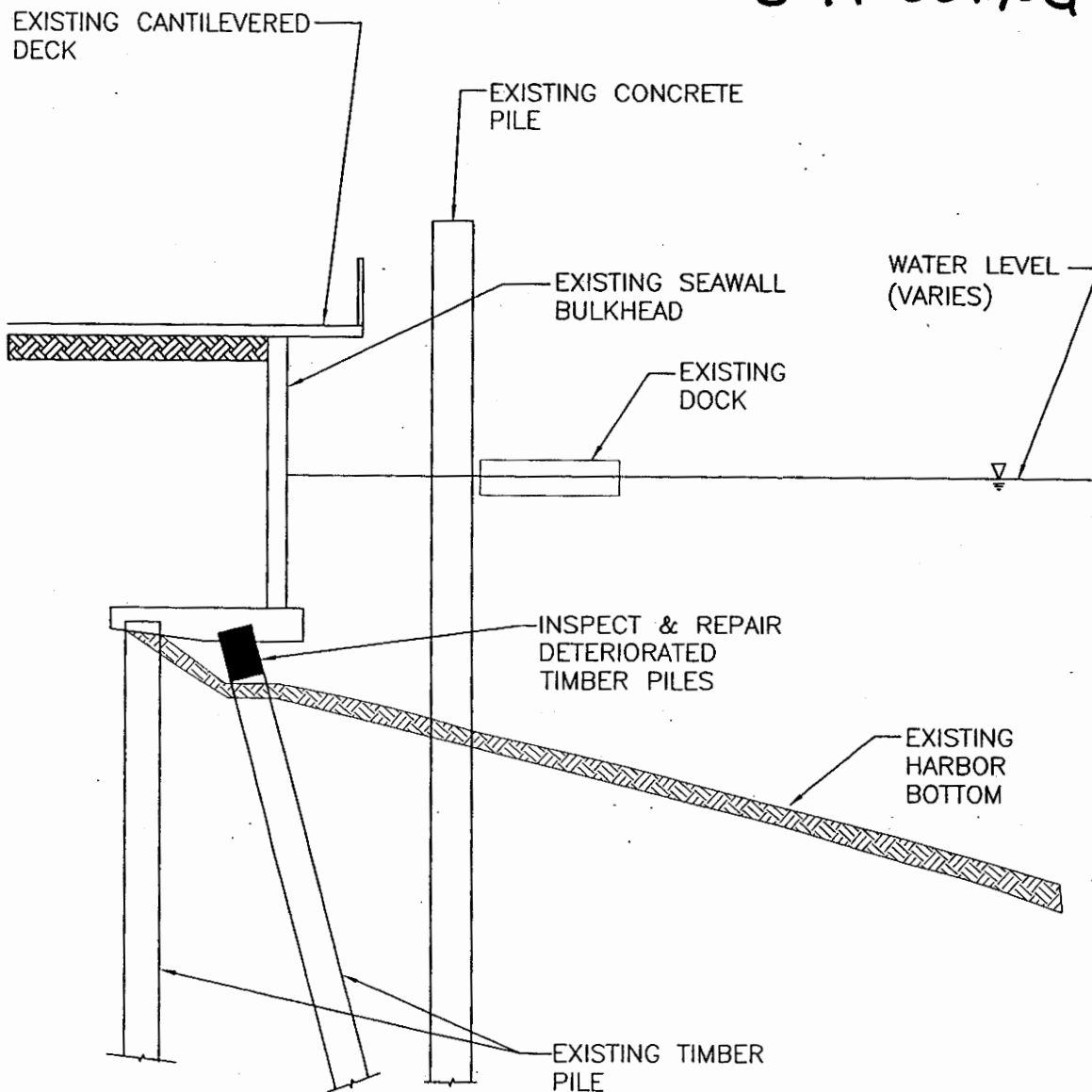
G:Emergency Permits

**RECEIVED**  
South Coast Region

MAY 9 2014

CALIFORNIA  
COASTAL COMMISSION

5-14-0017-G



**Streamlinewest**  
ENGINEERING LLC

**STEIN SEAWALL  
HUNTINGTON BEACH, CA.**

**ELEVATION 2**

Designed by:  
GSR

Date:  
5/9/2014

Job No.  
1404

Drawn by:  
GSR

Scale:  
1"=10'

Rev.

PAGE

3 of 5

**CALIFORNIA COASTAL COMMISSION**

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(562) 590-5071

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\_\_\_\_\_  
Signature of property owner or  
Authorized representative

\_\_\_\_\_  
Name

\_\_\_\_\_  
Address  
  
\_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_  
Date of Signing