

**CALIFORNIA COASTAL COMMISSION**

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



# T8

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

*For the  
August Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: August 07, 2014

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

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the August 2014 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

**DETAIL OF ATTACHED MATERIALS**

**REPORT OF REGULAR WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

| <i>Applicant</i>                       | <i>Project Description</i>   | <i>Project Location</i>                                |
|--|--|--|
| 5-14-0929-W<br>Attn: Roohollah Sharifi | Interior remodel and façade improvements to an existing multi-family residential structure including replacement of all windows, doors, garage doors, and new pitched roofs with rain gutters to replace existing flat roofs. No demolition of exterior walls or additional square footage proposed. No grading, hardscape or landscape improvements proposed. | 1505 Buena Vista, San Clemente, CA<br>06059-692-121-39 |

**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><b>Applicant</b></i>  | <i><b>Project Description</b></i>  | <i><b>Project Location</b></i>  |
|--|--|---|
| <p><b>5-13-0881-W</b><br/>California Dept. of Fish &amp; Wildlife</p>              | <p>After the fact approval of 7.4 acres of riparian and coastal sage scrub habitat restoration in the Bayview Mesa and Bayview ROOTS sites that took place between 2005-2012, plus additional coastal sage scrub and grassland habitat restoration project for a total combined areas of 10 acres including areas damaged by human and horse illegal trail activity. Restoration includes eradication of non-native plants, planting of natives, installation of approximately 4,000' of temporary construction phase T-bar and cable fencing, temporary erosion control measures, a new log/treated timber riser stairway path, new permanent 30"x48" laminate Interpretive Panels and a new seating bench at an existing Interpretive Area, and a Restoration Monitoring Plan.</p> | <p>Upper Newport Bay (Bayview Mesa, Bayview Cox, Bayview Slope, and Bayview ROOTS), Newport Beach, Orange County<br/>06059-440-142-28, 06059-440-142-29, 06059-440-142-33, 06059-440-142-34, 06059-440-142-35, 06059-440-142-39, 06059-440-142-40, 06059-440-142-41, 06059-440-142-42</p> |
| <p><b>5-14-0617-W</b><br/>Ferguson, A Wolseley Company, Attn: Steve Grosslight</p> | <p>Demolition of existing single family residence and construction of a three-story, 2,168 square foot, 29-foot high (from finished floor elevation), single family residence with an attached 460 square foot two-car garage on a 2,175 square foot canal front lot on Balboa Island. 165 cubic yards of fill are proposed. The project will be constructed with a 9 foot finished floor elevation. A perimeter wall foundation system is proposed at 9 ft 5 in elevation so the applicant can raise the floor elevation in the future to prevent intrusion from sea level rise. Additionally, under-foundation waterproofing is proposed to prevent intrusion from future ground water rise.</p>   | <p>308 Grand Canal, Newport Beach, CA 92662<br/>06059-050-202-09</p>  |
| <p><b>5-14-0695-W</b><br/>Shoreline Developers, Attn: Jim Cefalia</p>              | <p>Demolish existing approximately 1,200 sq. ft. single family residence and construct new approximately 2,893 sq. ft. three-story 29' high single family residence with attached two car garage, landscaping, and exterior walls/fences</p>   | <p>1515 Ocean Blvd., Newport Beach, CA 92661<br/>06059-048-202-04</p>   |

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

|   |  |   |
|---|--|---|
| <p><b>5-14-0700-W</b><br/>Attn: Donald &amp; Melanie Blayne</p> | <p>Demolish approximately 320 square foot shed and construct approximately 3,390 square foot 25-foot high two-story plus roofdeck single family residence at 342 12th Street; demolish approximately 576 square foot single family residence and construct approximately 3,390 square foot 25-foot high two-story plus roofdeck single family residence at 344 12th Street. Each single family residence will feature a two car garage, gutters and downspouts which drain to planters or decomposed granite, landscaping with only drought tolerant non-invasive plant species, and associated fencing consistent with the City of Seal Beach zoning code</p>                             | <p>342 – 12th St, Seal Beach, CA 90740<br/>06059-043-135-12</p>   |
| <p><b>5-14-0765-W</b><br/>Attn: Rollin &amp; Mia White</p>      | <p>Demolition of an existing single-family residence and construction of a new 2,918 square foot, two-story single-family residence with an attached three-car garage. The maximum height of the 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>1522 MARINE AVE, SEAL BEACH, CA 90740<br/>06059-199-084-09</p> |
| <p><b>5-14-1032-W</b><br/>Attn: Douglas &amp; Terri Snyder</p>  | <p>Demolition of an approximately 2,132 sq. ft. 2-story, sfr and attached 2-car garage and construction of an approximately 3,337 sq. ft. 29-ft high, 3-story, sfr including a 431 sq. ft. attached 2-car garage. Construction of the project includes grading, which will consist of cutting 328 cubic yds of material that will remain on-site and be used as fill. Driveway entrance to the garage will be accessed from an alley behind the residence. All storm water from the roof and non-permeable surfaces will be collected and directed toward bottomless French drains or permeable/landscaped areas. All landscaping will be non-invasive and primarily drought tolerant.</p> | <p>2039 Seville, Newport Beach, CA<br/>06059-048-272-11</p>       |

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

|   |  |   |
|---|--|---|
| <p><b>5-14-1154-W</b><br/>Attn: Joey Martinez</p> | <p>Construction of a new 4,400 sq. ft., three story, 35' tall duplex plus two attached ground level two-car garages (908 sq. ft.) and a 1,682 sq. ft. roof deck. Minor grading for soil re-compaction and site preparation is proposed. Drainage improvements consisting of sediment basins to provide onsite infiltration of dry weather water runoff; hardscape improvements including concrete side yard paving and wood fencing at side property lines proposed.</p> | <p>16462 - 24th, St., Sunset Beach, CA<br/>06059-178-514-20</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>   |
|---|---|---|
| <p><b>5-13-088-A1</b><br/>Attn: John Whelan &amp;<br/>Brad Prescott</p> | <p>The proposed CDP amendment is to add an additional 580 sq. ft. living space to the proposed 2,676 sq. ft. basement level. The previously approved residence was for a 6,704 sq. ft., two-level residence (4,028 sq. ft. main ground floor and 2,676 sq. ft. basement). The proposed 580 sq. ft. basement addition is directly below the footprint of the proposed upper ground level floor of the proposed new single family residence and would result in a new 3,256 sq. ft. basement level and total 7,284 sq. ft. residence.</p> | <p>4541 Brighton Rd, Corona Del Mar, CA<br/>06059-475-041-0</p> |

**REPORT OF EXTENSION - IMMATERIAL**

| <i>Applicant</i>   | <i>Project Description</i>   | <i>Project Location</i>                    |
|--|--|--|
| 5-04-089-E8<br>Three Arch Bay C S D,<br>Attn: Drew Harper,<br>Executive Director | Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand. | Three Arch Bay Community, Laguna Beach, CA |

**CALIFORNIA COASTAL COMMISSION**

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



August 1, 2014

Jeremy Caulkins  
3303 S. El Camino Real  
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 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#:** 5-14-0929**APPLICANT:** Roohollah Sarifi**LOCATION:** 1505 Buena Vista, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Interior remodel and façade improvements to an existing multi-family residential structure including replacement of all windows, doors, garage doors and new pitched roofs with rain gutters to replace existing flat roofs. No demolition of exterior walls or additional square footage proposed. No grading, hardscape or landscape improvements proposed.

**RATIONALE:** The subject site is a 13,426 sq. ft. foot coastal blufftop lot. The lot is designated residential medium density in the City of San Clemente Land Use Plan (LUP). The proposed project is an interior remodel and building façade improvements to an existing multi-family structure. Minor drainage improvements consisting of rain gutters directed to area drains leading to the frontage road and away from the bluff are proposed, per City policy. A portion of the proposed improvements are within 50-feet of the coastal bluff therefore require Commission review, however, the existing pre-Coastal Act structures meet the typical 25-foot bluff top setback and the proposed improvements will not result in further encroachment toward the bluff. Construction staging is not proposed on the bluff side of the lot and no grading, hardscape or landscaping is proposed as part of the project. The project is designed to be compatible with the character of the surrounding development. Vertical public coastal access is available 120-ft. south of the site at the Dije Court Coastal Access Point (public stairway down the bluff face to the beach below). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 12-15, 2012** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

by:   
LILIANA ROMAN  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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August 4, 2014

CA Dept. of Fish and Game and Newport Bay Conservancy  
211 Tustin Ave  
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#:** 5-13-0881-W **APPLICANT:** CA Dept. of Fish & Game and Newport Bay Conservancy

**LOCATION:** Upper Newport Bay (Bayview Mesa, Bayview Cox, Bayview Slope, and Bayview ROOTS), Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** After-the-fact approval of 7.4 acres of riparian and coastal sage scrub habitat restoration in the Bayview Mesa and Bayview ROOTS sites that took place between 2005-2012, plus additional coastal sage scrub and grassland habitat restoration project for a total combined area of 10 acres, including areas damaged by human and horse illegal trail activity. Restoration includes eradication of nonnative invasive plants, planting of natives, installation of approximately 4,000' of temporary construction phase T-bar and cable fencing, temporary erosion control measures, a new log/treated timber riser stairway path, new permanent 30"x48" laminate Interpretive Panels and a seating bench at an existing Interpretive Area, and a Restoration Project Monitoring Plan.

**RATIONALE:** The proposed project is to integrate several nearly complete coastal sage scrub restoration projects into one project and re-vegetate areas damaged by human and horse illegal trail activity. The proposed installation of a stairway path aims to protect the hillside from illegal foot traffic and guide the public onto sanctioned trails, the proposed temporary fencing will close off unauthorized foot trails and protect restoration areas until new plantings are established. New interpretive signage does not block any significant coastal/bay views and is designed to be compatible with the character of the surrounding development. ESHA surrounding the restoration sites will not be adversely impacted. The proposed project is a voluntary restoration project driven by the CA Dept. of Fish & Game and Newport Bay Conservancy with public funding, it is not mitigation to offset impacts from other development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. None of these activities conflict with the City of Newport Beach LCP or Chapter Three of the Coastal Act. 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 **August 12-15, 2014** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

  
LILIANA ROMAN  
Coastal Program Analyst II



**CALIFORNIA COASTAL COMMISSION**

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



August 1, 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#:** 5-14-0617

**APPLICANT:** Steve Grosslight

**LOCATION:** 308 Grand Canal, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of a three-story, 2,168 square foot, 29-foot high (from finished floor elevation), single family residence on a 2,175 square foot lot with an attached 460 square foot two-car garage. 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 primarily native and drought tolerant. 165 cubic yards of fill are proposed.

**RATIONALE:** The proposed project is located on a 2,175 square-foot lot designated for R-B1 (single family residential) development by the City of Newport Beach Land Use Plan (LUP). The proposed project has been given local approvals (case: AIC2014 010) and 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. The project will be constructed with a 9 foot finished floor elevation. A perimeter wall foundation system is proposed at 9' 5" elevation so the applicant can raise the floor elevation in the future to prevent intrusion from sea level rise. Additionally, under-foundation waterproofing is proposed to prevent intrusion from future ground water rise. 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 non-invasive 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 **August 12-15, 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 Dolson  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



July 17, 2014

Jim Cefalia  
PO Box 551  
Newport Beach, CA 92661

**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:** 5-14-0695-W      **APPLICANT:** Jim Cefalia

**LOCATION:** 1515 E. Ocean Blvd., City of Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolish existing approximately 1,200 sq. ft. single family residence and construct new approximately 2,893 sq. ft. three-story 29' high single family residence with attached two car garage, landscaping, and exterior walls/fences.

**RATIONALE:** The proposed project is located on the Balboa peninsula, approximately 50 feet from the public beach but not between the last public road and the sea. The proposed development has received an Approval in Concept from the City of Newport Beach (5/30/14) and is consistent with the R-1 (Single Unit Residential) 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 features a two car garage and thus there will be no impact on public parking or coastal access. The roof will feature gutters and downspouts which will conduct water to an improved on-site drainage system featuring perforated trench drains which conduct excess water to the City drainage system. Best management practices for water quality and erosion control have been implemented in the construction plan. All proposed landscaping features native or non-native drought tolerant non-invasive species and the site plan has been designed to preserve existing trees. The graded material will be exported to a commercial dirt excavation dump site in Brea, California. 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 **August 13-15, 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



July 29, 2014

Melanie and Donald Blayney  
438 Portola Street  
San Dimas, CA 91773

**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:** 5-14-0700-W      **APPLICANTS:** Melanie and Donald Blayney

**LOCATION:** 342 12<sup>th</sup> Street and 344 12<sup>th</sup> Street, City of Seal Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolish approximately 320 square foot shed and construct approximately 3,390 square foot 25-foot high two-story plus roofdeck single family residence at 342 12th Street; demolish approximately 576 square foot single family residence and construct approximately 3,390 square foot 25-foot high two-story plus roofdeck single family residence at 344 12th Street. Each single family residence will feature a two car garage, gutters and downspouts which drain to planters or decomposed granite, landscaping with only drought tolerant non-invasive plant species, and associated fencing consistent with the City of Seal Beach zoning code.

**RATIONALE:** The proposed development is located in Seal Beach, approximately 800 feet from the public beach and not between the first public road and the sea. The proposed development has received an Approval in Concept from the City of Seal Beach (3/25/14) and is consistent with the RHD-20 (Residential High Density) zoning designation and the surrounding land uses. The existing structures have been described as potentially historic by the property owners but the structures have not been designated as historic on any local, state, or national register. The property owners have stated plans to re-use parts of the existing shed structure in the new single family residence at 342 12<sup>th</sup> Street. Each single family residence will feature a two car garage accessed from the rear alley and thus there will be no impact on public parking or coastal access. The roofs feature gutters and downspouts which will conduct water to planters or decompressed granite. All landscaping will consist of drought tolerant non-invasive species. A geotechnical investigation determined that single family residences can be safely constructed and sited on both lots and there will be no substantial graded material, as basements are not proposed and the lots are located on flat terrain. 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 will not prejudice the City's ability to prepare a Certified LCP, and 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 **August 12-15, 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

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



August 5, 2014

Edward Gulian  
5855 E. Naples Plaza #212  
Long Beach, CA 90803

**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#:** 5-14-0765-W      **APPLICANT:** Rollin & Mia White

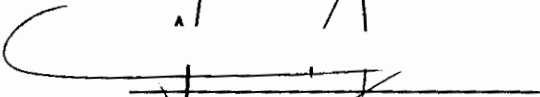
**LOCATION:** 1522 Marine Avenue, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a new 2,918 square foot, two-story single-family residence with an attached 635 square foot three-car garage. The maximum height of the 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. The lot size is 3,668 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. 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 East Dolphin Avenue. 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 August 12-15, 2014 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director  
cc: Commissioners/File

  
FERNIE SY  
Coastal Program Analyst II

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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July 24, 2014

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

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

**WAIVER#:** 5-14-1032**APPLICANT:** Douglas & Terri Snyder**LOCATION:** 2039 Deville Ave., Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolition of an approximately 2,134 square-foot, two-story, single-family residence and attached two-car garage and construction of an approximately 3,337 square-foot, 29-foot high, three-story, single family residence including a 431 square-foot attached two-car garage. Construction of the project includes grading, which will consist of cutting 328 cubic yards of material that will remain on-site and be used as fill. Driveway entrance to the garage will be accessed from an alley behind the residence. All storm water from the roof and non-permeable surfaces will be collected and directed toward bottomless French drains or permeable/landscaped areas. All landscaping will be non-invasive and primarily drought tolerant.

**RATIONALE:** The proposed project is located on an approximately 2,459 square-foot lot designated for R-1 (single-unit) residential land use 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 site sits on an existing developed lot in an established residential area of Newport Beach in the County of Orange and is designed to be compatible with the character of the surrounding development. The applicant received Approval in Concept (AIC 2014029) from the City of Newport Beach Planning Department on June 2, 2014. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. 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 **August 12 – 15, 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



July 28, 2014

Karen Otis, Otis Architecture  
909 Electric Ave. Studio 207  
Seal Beach, CA 90740

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

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

**WAIVER#:** 5-14-1154

**APPLICANT:** 16462 24<sup>th</sup> Units LLC

**LOCATION:** 16462 24<sup>th</sup> Street, Sunset Beach (Orange County)

**PROPOSED DEVELOPMENT:** Construction of a new 4,400 sq. ft., three story, 35' tall duplex plus two attached ground level two-car garages (908 sq. ft.) and a 1,682 sq. ft. roof deck. Minor grading for soil re-compaction and site preparation is proposed. Drainage improvements consisting of sediment basins to provide onsite infiltration of dry weather water runoff; hardscape improvements including concrete side yard paving and wood fencing at side property lines proposed. No landscaping is proposed.

**RATIONALE:** The subject site is a 2,520 sq. ft. lot designated residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located on an inland lot within the first public road and the sea in Sunset Beach. 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. All proposed development is within private property lines, there are no existing encroachments onto public property. Adequate measures to address erosion and water quality have been incorporated into the project design and for the project's construction phase. Vertical public coastal access to the beach is available at the 24<sup>th</sup> St. street-end 200 ft. west of the site. 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 **August 12, 2014** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

by:   
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

**5-13-088-A1****NOTICE OF PROPOSED PERMIT AMENDMENT****TO:** All Interested Parties**FROM:** Charles Lester, Executive Director**DATE:** August 4, 2014**SUBJECT:** Coastal Development Permit 5-13-088 granted to John Whelan and Brad Prescott for:  
Demolition of an existing 3,111 sq. ft. single story residence and construction of a new 6,704 sq. ft. two-level including basement, single family residence and 1,056 sq. ft. 4-car garages, new landscaping and hardscape, including an interior courtyard pool and a bluff facing spa and outdoor barbeque.**AT:** 4541 Brighton Road, 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 add an additional 580 sq. ft. living space to the proposed 2,676 sq. ft. basement level. The previously approved residence was for a 6,704 sq. ft., two-level residence (4,028 sq. ft. main ground floor and 2,676 sq. ft. basement). The proposed 580 sq. ft. basement addition is directly below the footprint of the proposed upper (ground level) floor of the proposed new residence and would result in a new 3,256 sq. ft. basement level and total 7,284 sq. ft. residence.

**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 project scope of the project previously approved under CDP 5-13-088. The proposed addition is completely subterranean within the footprint of the ground floor above and does not daylight out onto the coastal bluff. The addition meets the minimum 25' coastal bluff edge setback as does the rest of the previously approved development. 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

July 31, 2014

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

5-04-089-E8

Notice is hereby given that: Three Arch Bay Community Services District (CSD) has applied for a one year extension of **Permit No. 5-04-089** granted by the California Coastal Commission on August 9, 2005 for:

**Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system (see note below). The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.**

at: Three Arch Bay Community, Laguna Beach, (Orange County).

**NOTE:** Coastal Development Permit No. 5-04-089 was amended on November 11, 2011 to delete the following portions of the approved project: 1) installation of new storm drain pipes within Vista del Sol from the upstream end of the storm drain system to Stonington Road, and from Encino to North La Senda Drive; and, 2) modification of the smaller desilter basin, located at the upstream terminus of the storm drain system and of Vista del Sol street, by replacing the existing 18 inch reinforced concrete pipe riser with a 30 inch ID CSP. The deleted aspects of 5-04-089 were approved via Coastal Development Permit Waiver No. 5-11-121-W at the Commission's November 2011 hearing.

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: Meg Vaughn  
Coastal Program Analyst