

**CALIFORNIA COASTAL COMMISSION**

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



# TH10

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

*For the  
September Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: September 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 September 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>
5-14-1009-W Attn: Michael Wold	interior remodel and addition to an existing 1,559 square foot, two-story single-family residence with a 1-car garage and 1-car carport. The addition involves installation of an approximate maximum 5'-9" high, 63 square foot equipment enclosure on the existing roof. Post project, the maximum height of the structure will be 24' above existing grade. Landscape and hardscape work is also proposed. No grading is proposed.	1516 Abalone Pl, Newport Beach, CA 06059-050-203-06

**REPORT OF DE MINIMIS WAIVERS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p><b>5-14-1152-W</b> Attn: Thomas &amp; Lisa Tayeri</p>	<p>Demolition of a single family residence and garage and construction of a new three-story, 19 ft. tall, 4,562 sq. ft. (including 2-car garage) single family residence, hardscape, pool/spa, drainage and landscaping improvements utilizing drought tolerant, non-invasive plants are proposed. Grading consisting of 950 cu. yds. cut and 932 cu. yds. fill.</p>	<p>75 La Senda, Laguna Beach, CA 06059-056-193-05</p>
<p><b>5-14-1308-W</b> Attn: Joe Balbas-Cortac</p>	<p>Demolition of an existing duplex and construction of a new three-story duplex with a 1,373 square foot unit (A) with a 222- square foot 1-car garage and 1-carport space and a 1,124 square foot unit (B) with a 222-square foot 1-car garage and 1-car carport space. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 300 cubic yards of cut and 300 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>208 43 Street, Newport Beach, CA</p>
<p><b>5-14-1364-W</b> Attn: Gregory &amp; Bethann Enriquez</p>	<p>Demolition of existing single family dwelling and construct a new 3-story 4,558 sq ft single family residence with a 1,615 sq ft basement and an attached 657 sq ft three car garage. Maximum height of the structure will be 29 ft above finished grade. Grading will consist of 700 cu yds of cut, 25 cu yds of fill and 675 cu yds of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain syste.</p>	<p>4824 River Ave., Newport Beach CA 06059-114-211-38</p>

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

<p><b>5-14-1386-W</b> Attn: Jack &amp; Juli Hayden</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story, 2,355 square foot single-family residence with an attached 435 square foot three-car garage. The maximum height of the structure will be 29-feet above finished grading will consist of 235 cubic yards of cut and 235 of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>211 Topaz Ave., Newport Beach, CA 06037050-071-07</p>
<p><b>5-14-1393-W</b> Attn: Wade Tift</p>	<p>Demolition of a one-story, single family residence with detached garage and construction of a new three-story, 30 ft. tall, 2,719 sq. ft. (including 2 car garage) single family residence, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction and 70 cu. yds. fill for site preparation. Surface area drains and roof downspouts will be directed to a perforated drain line and to perforated trench drains prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants contained in planters is proposed.</p>	<p>315 Coral Ave, Balboa Island, CA 92662 06059-050-132-26</p>

**CALIFORNIA COASTAL COMMISSION**

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



September 2, 2014

Lance Brown, AIA  
Enter-Arc  
2901 West MacArthur Boulevard, Suite 101  
Santa Ana, CA 92704

**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#:** 5-14-1009-W      **APPLICANT:** Michael Wold

**LOCATION:** 1516 Abalone Place, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Interior remodel and addition to an existing 1,569 square foot, two-story single-family residence with a 1-car garage and 1-car carport. The addition involves installation of an approximate maximum 5'-9" high, 63 square foot equipment enclosure on the existing roof. Post project, the maximum height of the structure will be 24' above existing grade. Landscape and hardscape work is also proposed. No grading is proposed.

**RATIONALE:** The lot size is 1,683 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, but is located within 300' of the mean high tide of the sea where there is no beach and results in an improvement to an existing single-family residence that results in an increase in height over 10%. Thus, the proposed project does not qualify for exclusion from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. 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 September 10-11, 2014 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director  
cc: Commissioners/File

FERNIE SY  
Coastal Program Analyst II

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
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August 25, 2014

Horst Architects  
241 Forest Ave  
Laguna Beach, CA 92651

**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#:** 5-14-1152      **APPLICANT:** Thomas Tayeri

**LOCATION:** 75 South La Senda, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of a single family residence and garage and construction of a new three-story, 19' tall, 4,562 sq. ft. (including a 2-car garage) single family dwelling, hardscape, pool/spa, drainage and landscaping improvements. Grading consisting of 950 cu. yds. cut and 932 cu. yds. fill. Drainage improvements and landscaping utilizing drought tolerant, non-invasive plants are proposed.

**RATIONALE:** The subject site is a 9,750 sq. ft. inland lot within the Three Arch Bay private gated community in Laguna Beach within the first public road and the sea. The site is not a bluff top, oceanfront, or coastal canyon lot but is located within the existing locked gate community of Three Arch Bay, one of three areas of deferred certification (due to public access issues) in the otherwise certified City of Laguna Beach. Public coastal access exists in the project vicinity, approximately half a mile down coast at Monarch Bay/Salt Creek 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 is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. The development meets the Commission's typical parking requirement of two covered spaces per residential unit. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Surface area drains and roof gutter downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. 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 for the area 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 **September 10-12, 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 Program Analyst

cc: Commissioners/File

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200 OceanGate, Suite 1000  
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September 2, 2014

Andrew Goetz  
2855 East Coast Highway, #234  
Corona Del Mar, CA 92625

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

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

**WAIVER#:** 5-14-1308-W      **APPLICANT:** Jose Balbas-Cortac

**LOCATION:** 208 43<sup>rd</sup> Street, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of a new three-story duplex with a 1,373 square foot unit (A) with a 222- square foot 1-car garage and 1-carport space and a 1,124 square foot unit (B) with a 222- square foot 1-car garage and 1-carport space. The maximum height of the structure will be 29-feet above finished grade. Grading will consist 300 cubic yards of and 300 cubic yards of fill. 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 2,428 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 sandy public beach is available approximately 632-feet southwest of the project site at the 43<sup>rd</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 September 10-11, 2014 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director  
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FERNIE SY  
Coastal Program Analyst II

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September 2, 2014

Bror Monberg, Architect  
P.O. Box 15653  
Newport Beach, CA 92663

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

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**WAIVER#:** 5-14-1364-W      **APPLICANT:** Gregory & Bethann Enriquez

**LOCATION:** 4824 River Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 4,558 square foot single-family residence with a 1,615 square foot basement and an attached 657 square foot three-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 700 cubic yards of cut, 25 cubic yards of fill and 675 cubic yards of export to a location outside of the Coastal Zone. 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 4,623 square feet and is designated as single-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 sandy public beach is available south of the project site at the 47<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 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.

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September 2, 2014

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

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**WAIVER#:** 5-14-1386-W      **APPLICANT:** Jack & Juli Hayden

**LOCATION:** 211 Topaz Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 2,355 square foot single-family residence with an attached 435 square foot three-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 235 cubic yards of cut and 235 of fill. 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 2,550 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. 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.

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Coastal Program Analyst II

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



August 25, 2014

William Guidero  
425 30<sup>th</sup> St. Suite 23  
Newport Beach, CA 92603

**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#:** 5-14-1393     **APPLICANT:** Wade Tift

**LOCATION:** 315 Coral Ave., Balboa Island, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of a one-story, single family residence and garage and construction of a new three-story, 30' tall, 2,719 sq. ft. (including a 2-car garage) single family residence, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction and 70 cu. yds. fill for site preparation. Surface area drains and roof downspouts will be directed to a perforated drain line and to perforated trench drains prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants contained in planters is proposed.

**RATIONALE:** The subject site is a 2,550 sq. ft. lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface area drains and roof gutter downspouts are directed to an underground drainage system with perforated drain lines encased in gravel for greater filtration on site. Public coastal access to the bay is available 250 feet north of the site at the Coral Ave. street end at N. Bayfront along a public walkway surrounding Balboa Island. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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Executive Director  
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by: \_\_\_\_\_  
LILIANA ROMAN  
Coastal Program Analyst