

**CALIFORNIA COASTAL COMMISSION**

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



# TH7

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

*For the  
January Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: December 30, 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 January 2015 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 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>5-14-0608-W</b> Attn: Cliff &amp; Janet Ronnenberg</p>	<p>Demolition of an existing single-story single family residence and construction of a new pool, shade trellis and landscaping. Work on the existing bulkhead is also proposed consisting of new tiebacks and raising the height of the bulkhead by 4-feet (12.38-feet MLLW). Grading will consist of 330 cubic yards of cut, 190 cubic yards of fill and 140 cubic yards of export to a location outside of the Coastal Zone.</p>	<p>2658 BAYSHORE DR, NEWPORT BEACH, CA 92663 06059-049-177-26</p>
<p><b>5-14-1714-W</b> Attn: Winfield &amp; Melinda Wells</p>	<p>Interior remodel and addition to an existing 2,310 sq. ft. Bayfront single family residence. Construct a 191 sq. ft. addition to the first floor and a 43 sq. ft. addition to the second floor and add 94 sq. ft. to the garage. Cover the existing 96 sq. ft. brick patio with a wooden deck. Add an interior elevator with a roof structure. No increase in height. No improvements to the existing seawall.</p>	<p>3710 CHANNEL PL, NEWPORT BEACH, CA 92663 06059-423-063-03</p>
<p><b>5-14-1802-W</b> Sunset Beach Sanitary District, Attn: Thomas Dawes, District Engineer</p>	<p>Installation of new backup emergency electrical power generator to serve the existing sewer pump station located under the street at the intersection of Broadway and N. Pacific Avenue. The proposed emergency generator is proposed to be housed in a new three sided structure attached to an existing public restroom structure located within the Sunset Beach Greenbelt. The proposed structure will be 12 feet high to match the height of the existing restroom structure and will have a footprint of approximately 13 by 19 feet (247 square feet).</p>	<p>NW CORNER OF BROADWAY &amp; N. PACIFIC AVE, HUNTINGTON BEACH</p>
<p><b>5-14-1838-W</b> Attn:</p>	<p>Remodel and addition to existing 2,571 sq. ft. single family residence with attached 2 car garage. Convert 96 sq. ft. of garage space to living area on first floor. 541 sq. ft. addition above the garage and a 221 sq. ft. addition to the top floor. Total height of structure will not exceed 29 feet.</p>	<p>1328 BAY AVE, NEWPORT BEACH, CA 92661 06059-047-231-06</p>

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

**5-14-1842-W**

Attn: Charles Baker,  
Senior Environmental  
Planner

Soil testing (in a wetland) to assess for hazardous environmental soil conditions. The project will be completed in one day. Six borings will be done by direct-push drilling with a small utility pickup truck-mounted drill. Borings will be two inches in diameter, drilled to a depth of fifteen feet. Existing dirt access roads will be used to the extent feasible, but portions of the project will occur within pickleweed salt marsh. Plywood will be placed over vegetation to minimize soil compaction in areas where the drill vehicle must leave the existing access roads. After cores are removed, the bored holes will be filled with bentonite, a natural mud constituent, as a sealant to prevent cross contamination.

NORTHEAST CORNER OF PCH &  
BEACH BL HUNTINGTON BEACH, CA  
06059-114-150-87

***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>
5-13-0452-A1 Smartlink, LLC, Attn: Christos Karmis, Pres.	Remove existing antennas from the existing church building and relocate them onto the existing 62-foot high monopole. Extend the existing equipment area by 5'5" x 17'6" to accommodate new ground equipment. Construction of an 8-foot high wall around the equipment area.	2401 IRVINE, NEWPORT BEACH 92627,

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December 23, 2014

Cynthia Childs, Architect  
2732 East Coast Highway, Suite B  
Corona Del Mar, 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#:** 5-14-0608-W      **APPLICANT:** Cliff & Janet Ronennberg

**LOCATION:** 2658 Bayshore Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new pool and spa, patio and shade trellis, north property line wall with a gate, hardscape and landscaping. Work on the existing bulkhead is also proposed consisting of new tiebacks and raising the height of the bulkhead by 4-feet (12.38-feet MLLW). The foundation for the pool and spa will consist of continuous footings. Grading will consist of 330 cubic yards of cut, 190 cubic yards of fill and 140 cubic yards of export to a location outside of the Coastal Zone. Surface drainage will be directed to permeable areas and an infiltration trench before entering the main storm drain system. The proposed pool and spa and associated development will be associated with the adjacent lot at 2648 Bayshore Drive, which currently is developed with a single-family residence. A covenant will be imposed by the City to tie the two lots together.

**RATIONALE:** The subject site is a 7,525 square foot bayfront lot located in the locked gate community of Bay Shores and is designated as single-unit residential in the City of Newport Beach Land Use Plan (LUP). The bulkhead has been designed to address future sea level rise. The height of the bulkhead is consistent with the height of the bulkhead at the adjacent property (2648 Bayshore Drive). Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists approximately 1/3 of a mile up coast outside and adjacent to the Bay Shore Community at the Balboa Bay Club and Resort. 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 January 7-9, 2015 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**

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December 17, 2014

David Cole  
26226 Enterprise Court  
Lake Forest, CA 92630

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

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

**WAIVER#:** 5-14-1714-W

**APPLICANT:** Winfield and Melinda Wells

**LOCATION:** 3710 Channel Place, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Interior remodel and addition to an existing 2,310 sq. ft. bayfront single family residence. Construct a 191 sq. ft. addition to the first floor and a 43 sq. ft. addition to the second floor and add 94 sq. ft. to the garage. Cover the existing 96 sq. ft. brick patio with a wooden deck. Add an interior elevator with a roof structure. No increase in height. No improvements to the existing seawall.

**RATIONALE:** The subject site is a 2,700 sq. ft. lot on Newport Island in Lower Newport Bay, designated R-2 for multi-family residential development by the City of Newport Beach Land Use Plan. One previous Coastal Development permit for the site was issued in 1976 for the construction of a seawall on the property (P 6823). No work is proposed to the existing seawall. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 064). The existing residence meets the Commission's parking requirement of 2 covered spaces per unit. The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access to the Bay is at the north end of 38<sup>th</sup> Street, and at the east end of Channel Place; both locations are 3 lots away from the subject site.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **January 7-9, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,  
Executive Director

Amber Dobson  
Coastal Program Analyst

cc: Commissioners/File





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December 5, 2014

William Guidero  
425 30<sup>th</sup> St. #23  
Newport Beach, CA 92663

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

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

**WAIVER#:** 5-14-1838-W **APPLICANT:** John and Gale Pinckney

**LOCATION:** 1328 West Bay Ave., Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Remodel and addition to existing 2,571 sq. ft. single family residence with attached 2 car garage. Convert 96 sq. ft. of garage space to living area on first floor. 541 sq. ft. addition above the garage and a 221 sq. ft. addition to the top floor. Total height of structure will not exceed 29 feet.

**RATIONALE:** The subject site is designated R-1 for single-family residential development by the City of Newport Beach Land Use Plan. The site is located on Balboa Peninsula, facing Newport Bay. No previous Coastal Commission permits exist for the site. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 075). The existing residence meets the Commission's parking requirement of 2 covered spaces per unit. The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access to the Bay is at the end of either 13<sup>th</sup> Street or 14<sup>th</sup> Street, a half block away from the subject site. The proposed project will not have any impacts on coastal access.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **January 7-9, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,  
Executive Director

Amber Dobson  
Coastal Program Analyst

cc: Commissioners/File

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December 22, 2014

Charles Baker, Senior Environmental Planner  
California Department of Transportation – District 12  
3347 Michelson Drive  
Irvine, CA 92612

**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#:** 5-14-1842-W      **APPLICANT:** California Dept. of Transportation (Caltrans)

**LOCATION:** Northeast corner of Pacific Coast Highway and Beach Boulevard (State-owned vacant land), City of Huntington Beach, Orange County.

**PROPOSED DEVELOPMENT:** Soil testing (in a wetland) to assess for hazardous environmental soil conditions. The project will be completed in one day. Six borings will be done by direct-push drilling with a small utility pickup truck-mounted drill. Borings will be two inches in diameter, drilled to a depth of fifteen feet. Existing dirt access roads will be used to the extent feasible, but portions of the project will occur within pickleweed salt marsh. Plywood will be placed over vegetation to minimize soil compaction in areas where the drill vehicle must leave the existing access roads. After cores are removed, the bored holes will be filled with bentonite, a natural mud constituent, as a sealant to prevent cross contamination.

**RATIONALE:** The proposed project is the least amount of work necessary to accomplish the soil testing. The vehicle used as the drill mount is the smallest size necessary to support the drill. The direct-push drilling method is proposed because a low volume of waste soil is generated and it is fast and reliable. Existing dirt access roads will be used to the maximum extent feasible. The use of plywood is intended to protect vegetation in areas where the project drill truck must leave existing roads. The project duration is limited to a single day and is precluded from occurring during the bird nesting/breeding season (February 15 through September 1). A biological monitor must be consulted one to two days prior to commencement of the project and is required to be present to monitor all project activities for the duration of the project. The work area will be flagged. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **January 8, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to Section 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

for \_\_\_\_\_  
Meg Vaughn  
Coastal Program Analyst

cc: Commissioners/File



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5-13-0452-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** December 29, 2014  
**SUBJECT:** Permit No. **5-13-0452** granted to **Mobilitie, LLC** for:

Construct a 62-foot tall faux eucalyptus tree (monopole) wireless telecommunications tower. Install up to 12 panel antennas and a parabolic antenna for Verizon Wireless. Three other wireless carriers could co-locate on the tree. Install associated equipment cabinets within a 13' x 17' 9" lease area enclosed by 6-foot-high CMU block walls with stucco finished to match the adjacent church. Plant three real, lemon-scented gum Eucalyptus trees, three Aleppo Pines, and shrubs and vines to screen the faux eucalyptus tree and the equipment enclosure.

**PROJECT SITE:** 2401 Irvine Avenue, 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):

Remove existing antennas from the existing church building and relocate them onto the existing 62-foot monopole. Extend the existing equipment area by 5'5" x 17'6" to accommodate new ground equipment. Construction of an 8-foot high wall around the equipment area.

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

AT&T has an existing telecommunications site on this property. The proposed project will allow AT&T to co-locate their facilities as contemplated by Coastal Development Permit No. 5-13-0452, which would lessen or avoid the potential cumulative visual impacts that future projects may engender if co-location were otherwise not permitted at this site. The project, as proposed, will not have any significant adverse impacts to visual resources, land and marine resources, or public access.

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