

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December 2015 Meeting of the California Coastal Commission*

December 03, 2015

To: Commissioners and Interested Parties

From: For Orange Co.: Sherilyn Sarb, South Coast District Deputy Director

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

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.

Applicant	Project Description	Project Location
5-15-1937-W Attn: Richard Schmitt	Remodel of an existing 849 sq. ft., single-story single family residence with attached 400 sq. ft., 2-car garage with a new 168 sq. ft. first floor addition, new 700 sq. ft. second-story addition with new balcony, exterior façade improvements, and new garage door. No grading or landscaping improvements proposed.	16512- 23Rd St, Sunset Beach, Ca 90742 (APN(s): 178-515-02)

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.

Applicant	Project Description	Project Location
5-15-1457-W 302 Marguerite NB, LLC	Demolition of a triplex, and construction of a new approximately 4,259 sq. ft., 33 ft. high three-story duplex with an approximately 813 sq. ft. outdoor covered courtyard and approximately 1,184 sq. ft. of deck space. Parking will be provided in the form of a one-car garage and one-tandem carport space for each unit, totaling to 4 parking spaces. Hardscape improvements include a new gate and privacy fencing and wall along the northern property line; no landscaping is proposed. Approximately 120 cubic yards of grading is proposed.	302 Marguerite Ave A, Corona Del Mar, Ca 92625 (APN(s): 052-103-25)
5-15-1604-W Attn: William James Bissell	Conversion of a duplex on a single lot into two (2) condominium units; each unit has a two-car garage.	214 Avenida Montalvo, San Clemente, Ca 92672 (APN(s): 060-131-11)
5-15-1621-W Attn: Cathlen Hill	Removal of an existing mobile home and installation of a new 1,256 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system, attached one-car carport awning, and a 638 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.	111 Yorktown, Newport Beach, Ca 92660

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-1622-W</p> <p>Attn: Greg & Sharon Holmann, dba Casa 4 Maui Inc.</p>	<p>Remodel of an existing duplex into a single family residence and construction of a new second unit above a new 2-car garage and 2-car carport resulting in a 3,463 square foot, 3 story (including garage) Unit 1 and an 874 square foot, two story Unit 2. The proposed structure will include one 348 square foot deck at the second floor and one 526 square foot deck at the third floor. The maximum height of the structure will be 29 feet above grade. The carport is accessed through the garage so that the parking is two sets of two tandem spaces. Site drainage will be directed to bottomless trench drains across the rear of the property and across the midpoint of the property. The site will not include any permeable area (other than the trench drains) and no vegetation is proposed.</p>	<p>417 & 419 E. Balboa Blvd, Newport Beach, Ca 92663 (APN(s): 048-121-07)</p>
<p>5-15-1720-W</p> <p>Attn: Lynn Plumlee</p>	<p>Removal of an existing mobile home and installation of a new 1,220 sq. ft. one-story 16-ft. tall manufactured home with steel pier tie-down foundation system, attached one-car carport aluminum awning, and a 396 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>203 Tremont, Newport Beach, Ca 92660</p>
<p>5-15-1722-W</p> <p>Nutrend Homes, Attn: Peggy Domasin</p>	<p>Removal of an existing mobile home and installation of a new 1,220 sq. ft. one-story 16-ft. tall manufactured home with steel pier tie-down foundation system, attached one-car carport aluminum awning, new paved concrete driveway, and a 381 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>302 Lexington Circle, Newport Beach, Ca 92660</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-1984-W</p> <p>Attn: Gregg & Celia Miller</p>	<p>Demolition of an existing single family two-story residence and construction of a new 9,378 sq. ft. two-story plus basement level 29-ft. tall single family residence including attached 3-car garage, 772 sq. ft. roof deck, pool, spa, hardscape and landscape improvements on an inland 7,446 sq. ft. lot. Grading consisting of 910 cu. yds. cut and 10 cu. yds. fill for proposed basement level. Roof and area drains along side yards will be directed to perforated sub-drain pipes and percolation pits for greater on-site infiltration prior to draining to the main storm drain system. Minimal landscape in raised planters proposed utilizing drought tolerant non-invasive plants.</p>	<p>3620 Ocean Blvd, Corona Del Mar, Ca 92625 (APN(s): 052-143-10)</p>
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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.

Applicant	Project Description	Project Location
<p>5-08-217-A1</p> <p>City of San Clemente</p>	<p>Repair and maintenance of pier timber deck planks by hand removal of an approximately 111' x 20' section of existing deck planks and replaced by new planks cut to exact length and installed with new hardware.</p>	<p>615 Avenida Victoria, San Clemente Pier San Clemente (APN(s): 058-024-15)</p>
<p>5-13-059-A1</p> <p>The Smith Family Trust, Attn: Steven R. Smith</p>	<p>Conversion of an existing 5-unit apartment building on a single lot into 5 condominiums; a total of 15 parking spaces are provided onsite.</p>	<p>410 Arenoso Ln, San Clemente, Ca 92672 (APN(s): 692-001-0)</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
5-11-090-E3 County Of Orange Sheriff's Department, Communications Division, Attn: Robert Stoffel	Construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter microwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; an 8-ft. wide, 100-ft. long decomposed granite access road from an existing unimproved Park access road; and restoration of area disturbed during construction	0.5 mile north of Pacific Coast Hwy within the Crystal Cove State Park in the City of Laguna Beach, Orange County

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.

Applicant	Project Description	Project Location
G-5-15-0022 City of Seal Beach, Attn: David Spitz, P.E.	A significant break in a pipeline. Repair the pipeline.	City of Seal Beach, 1st Street, northeast of Pacific Coast Hwy, adjacent to Hellman Channel within the Los Cerritos Wetlands Authority property (APN(s): 043-160-31)

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November 20, 2015

Coastal Development Permit Waiver Improvements to Existing Single-Family Residences or Structures Coastal Act Sections 30610(a) and (b)

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 13250(c), Section 13252(e), 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: 5-15-1937-W

Applicant: Richard Schmitt

Location: 16512 23rd St, Sunset Beach (Orange County) (APN(s): 178-515-02)


Proposed Development: Remodel of an existing 849 sq. ft., single-story single family residence with attached 400 sq. ft., 2-car garage with a new 168 sq. ft. first floor addition, new 700 sq. ft. second-story addition with new balcony, exterior façade improvements, and new garage door. No grading or landscaping improvements proposed.

Rationale: The subject site is an inland 2,700 sq. ft. lot designated residential in the formerly certified Sunset Beach Local Coastal Program (LCP) in Sunset Beach. The proposed project meets 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 and none proposed. The project will not result in a change in intensity of use. Adequate measures to address erosion and water quality have been incorporated into the project design and for the project's construction phase. The nearest vertical public coastal access to the beach is located approximately 300 ft. west at the 23th 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 **December 9-11, 2015** 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


Liliana Roman
Coastal Program Analyst

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November 20, 2015

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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: 5-15-1457-W**Applicant:** 302 Marguerite NB, LLC**Location:** 302 MARGUERITE AVE, CORONA DEL MAR (ORANGE COUNTY)

Proposed Development: Demolition of a triplex, and construction of a new approximately 4,259 sq. ft., 33 ft. high three-story duplex with an approximately 813 sq. ft. outdoor covered courtyard and approximately 1,184 sq. ft. of deck space. Parking will be provided in the form of a one-car garage and one-tandem carport space for each unit, totaling to 4 parking spaces. Hardscape improvements include a new gate and privacy fencing and wall along the northern property line; no landscaping is proposed. Approximately 120 cubic yards of grading is proposed.

Rationale: The subject site is a 3,538 sq. ft., inland lot designated multi-unit residential in the City of Newport Beach Land Use Plan. The project site is located approximately 0.15 miles inland from the beach in Corona del Mar. The proposed project conforms to the Commission's parking requirement of two spaces per residential unit and is designed to be compatible with the character of the surrounding development. The submitted plans indicate that the project will comply with the applicable efficiency and conservation measures of the City's adopted CALGreen standards concerning efficient fixtures and appliances. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. Construction best management practices including the use of gravel bags to control erosion during construction are included in the project plans. 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. In addition, 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 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 **December 9-11, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Marlene Alvarado
Coastal Program Analyst

cc: File

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Waiver: 5-15-1604-W

Applicant: William James Bissell

Location: 214 Avenida Montalvo, San Clemente, Orange County (APN(s): 060-131-11)

Proposed Development: Conversion of a 5,366 sq. ft. two unit duplex on a single lot into two (2) condominium units; each unit has an enclosed two-car garage.

Rationale: The subject lot is a 23,600 sq. ft. coastal canyon lot designated RM Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project (Tentative Parcel Map No. 2007-160) was approved by the City of San Clemente City Council Resolution ZA 15-017 on 4/8/15. The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of the duplex was granted by CDP 5-10-224(Bissell). The development meets the Commission's typically applied parking requirement of two parking spaces per residential unit and will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality or 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 **December 9-11, 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

Liliana Roman
Coastal Program Analyst

cc: File

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Waiver: 5-15-1621-W

Applicant: Cathlen Hill

Location: 111 Yorktown, Newport Beach (Orange County)

Proposed Development: Removal of an existing mobile home and installation of a new 1,256 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system, attached one-car carport awning, and a 638 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.

Rationale: The subject site consists of a 2,336 sq. ft. mobile home space located on a larger parcel designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject site is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One parking space is provided on site. Additional parking for guests and residents of the park is provided within the park grounds. Public access is not available on site or within the park and the proposed development will not change public access conditions on site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project is compatible with the character of surrounding development, does not have any negative effects on visual or coastal resources, public recreation or coastal access. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan 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 **December 9-11, 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: File

Liliana Roman
Coastal Program Analyst

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November 24, 2015



**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

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: 5-15-1622-W

Applicant: Greg & Sharon Holman dba Casa 4 Maui Inc.

Location: 417 & 419 E. Balboa Blvd., Newport Beach, Orange County
(APN: 048-121-07)

Proposed Development: Remodel of an existing duplex into a single family residence and construction of a new second unit above a new 2-car garage and 2-car carport resulting in a 3,463 square foot, 3 story (including garage) Unit 1 and an 874 square foot, two story Unit 2. The proposed structure will include one 348 square foot deck at the second floor and one 526 square foot deck at the third floor. The maximum height of the structure will be 29 feet above grade. The carport is accessed through the garage so that the parking is two sets of two tandem spaces. Site drainage will be directed to bottomless trench drains across the rear of the property and across the midpoint of the property. The site will not include any permeable area (other than the trench drains) and no vegetation is proposed.

Rationale: The subject site is a 2,850 square foot lot located one lot inland of and within 100 feet of the beach. The site is designated R-2 (Two Unit Residential) in the City's LCP Land Use Plan. Existing non-conforming front and side yard setbacks will remain, but all proposed new construction conforms to the City's setback requirements and provides adequate parking based on the Commission's standard of two (2) parking spaces per unit. Directing site runoff to bottomless trench drains is consistent with the policies of the Coastal Act. The applicant will comply with the applicable water conservation measures of the Governor's Executive Order B-29-15 concerning irrigation systems and with the statewide and local regulations pertaining to plumbing fixtures and low flow rates. 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. Public access is available less than one block from the site at the Adams Street street end. Also, the proposed development will not prejudice the City's ability to prepare a total 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 **DECEMBER 9-11, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit 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

Meg Vaughn
Coastal Program Analyst

cc: File

5-15-1662 Hormann NPB duplex dw 12.15 mv

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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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: 5-15-1720-W

Applicant: Lynn Plumlee

Location: 203 Tremont, Newport Beach (Orange County)

Proposed Development: Removal of an existing mobile home and installation of a new 1,220 sq. ft. one-story 16-ft. tall manufactured home with steel pier tie-down foundation system, attached one-car carport aluminum awning, and a 396 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.

Rationale: The subject site consists of a 2,360 sq. ft. mobile home space located on a larger parcel designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject site is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One parking space is provided on site. Additional parking for guests and residents of the park is provided within the park grounds. Public access is not available on site or within the park and the proposed development will not change public access conditions on site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project is compatible with the character of surrounding development, does not have any negative impacts on visual or coastal resources, public recreation or coastal access. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan 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 **December 9-11, 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: File

Liliana Roman
Coastal Program Analyst

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Waiver: 5-15-1722-W

Applicant: Nutrend Homes

Location: 302 Lexington Circle, Newport Beach (Orange County)

Proposed Development: Removal of an existing mobile home and installation of a new 1,220 sq. ft. one-story 16-ft. tall manufactured home with steel pier tie-down foundation system, attached one-car carport aluminum awning, new paved concrete driveway, and a 381 sq. ft. landscape area. No grading is proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Drought tolerant and non-invasive plants landscaping proposed.

Rationale: The subject site consists of a 2,177 sq. ft. mobile home space on a larger parcel designated Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject site is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One parking space is provided on site. Additional parking for guests and residents is provided within the mobile home park grounds. Public access is not available on site or within the park and the proposed development will not change public access conditions on-site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project is compatible with the character of surrounding development, does not have any negative impacts on visual or coastal resources, public recreation or coastal access. The project will not prejudice the City's ability to prepare a Certified Local Coastal Plan 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 **December 9-11, 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
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Liliana Roman
Coastal Program Analyst

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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-15-1984-W

Applicant: Gregg and Celia Miller

Location: 3620 Ocean Blvd, Corona Del Mar (Orange County) (APN(s): 052-143-10)

Proposed Development: Demolition of an existing single family residence and construction of a new 9,378 sq. ft. two-story plus basement level, 29-ft. tall single family residence including attached 3-car garage, 910 cu. yds. cut and 10 cu. yds. fill proposed for basement level, 772 sq. ft. roof deck, pool, spa, hardscape and landscape improvements on an inland 7,446 sq. ft. lot. Roof and surface area drains will be directed to perforated sub-drain pipes and percolation pits for greater on-site infiltration. Minimal landscape in raised planters proposed utilizing drought tolerant, non-invasive plants.

Rationale: The subject site is 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. The proposed project exceeds the Commission's parking requirement of 2 spaces per 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 is available approximately 50 feet west of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Furthermore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, 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 **December 9-11, 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

Liliana Roman
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-08-217-A1**

November 20, 2015

To: All Interested Parties

From: Charles Lester, Executive Director

Subject: Permit No. **5-08-217-A1** granted to **City of San Clemente** for: Repair and maintenance to City Pier consisting of stringer repairs (8), timber piles replacements/repairs (26), concrete piles replacements (8), repair of protective coating on steel piles and pile caps (82), steel pile caps repairs (22), bracing repairs (4), replacement of 12, 000 sq. ft. of deck planks, installation of a new active Corrosion Protection (CP) system, and replacement of existing 2, 3, and 4-inch sewer pipe lines along the Pier to all to a 6-inch double containment sewer pipes.

Project Site: 615 Avenida Victoria, San Clemente Pier, San Clemente (Orange County)
(APN(s): 058-024-15)

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):

Repair and maintenance of pier timber deck planks by hand removal of an approximately 111 ft. x 20 ft. section of existing deck planks and replaced by new planks cut to exact length and installed with new hardware.

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):

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 or County'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 phone number provided above.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-13-059-A1**

December 2, 2015

To: All Interested Parties
From: Charles Lester, Executive Director
Subject: Permit No. **5-13-059-A1** granted to **The Smith Family Trust** for:

Demolition of two existing one-story 4,144 sq. ft. 5-unit apartment buildings and garages and construction of a new three-story, 44' tall from frontage road, 12,136 sq. ft. 5-unit apartment building plus a 6, 570 sq. ft. 15 space subterranean parking garage, grading, hardscape and landscape improvements on a 12,136 sq. ft. coastal canyon lot.

Project Site: 410 Arenoso Lane, San Clemente (Orange County) (APN(s): 692-001-0)

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):

Conversion of an existing 5-unit apartment building on a single lot into 5 condominiums; a total of 15 parking spaces are provided onsite.

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):

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 or County'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 phone number provided above.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

(5-11-090-E3)

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 2, 2015

Notice is hereby given that the **County of Orange Sheriff's Department, Communication Division** has applied for a one-year extension of Coastal Development Permit **5-11-090**, as amended, granted by the California Coastal Commission on **November 2, 2011** for:

Construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter microwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; new decomposed granite access road extension approximately 75 foot long from an existing unimproved Trail/Construction Access Road; and restoration of area disturbed during construction.

At: **0.5 mile north of Pacific Coast Hwy within the Crystal Cove State Park in the City of Laguna Beach, County of Orange County**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: **Liliana Roman**
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

NOVEMBER 18, 2015

EMERGENCY PERMIT: G-5-15-0022

APPLICANT: City of Seal Beach, c/o David Spitz, P.E.
211 Eighth Street, Seal Beach, CA 90740

LOCATION: First Street, northeast of Pacific Coast Hwy within City of Seal Beach easement in the Los Cerritos Wetlands on Hellman Ranch, Seal Beach, Orange County

EMERGENCY WORK PROPOSED:

Water pipeline (18-inch diameter) repair consisting of excavation and shoring of an 8-feet by 8-feet hole in front of pipeline break to expose pipeline in order to determine extent and nature of failure which caused burst; and excavation of two additional holes, one approximately fifteen feet westerly of pipe break and one approximately thirty feet easterly of the pipe break dug in order to identify pipeline alignment. Shoring of the hole scoured by escaping pressurized water in order to facilitate access to the water pipeline (located between four to six feet below grade). Repair or replace damaged pipeline section. Backfilling of the three holes (exposed pipeline areas) with material from the three excavated holes that exposed the pipeline, 90% soil compaction, and re-contour to original elevation or lower to the maximum extent possible (imported clean sand material may be used only in the lower depths of each hole around the pipe). Excavation of nearby soils to backfill the holes is NOT requested. Lastly, flush/clean pipeline into storm drain system before and after repair work to ensure elimination of all brackish water from water line pipe system.

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 the information submitted that an unexpected occurrence in the form of a public water pipeline break/failure 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.

Sincerely,
Charles Lester
Executive Director



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 December 17, 2015.
4. Within sixty (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. If no such application is received, the emergency work shall be removed in its entirety within 270 days of the date of this permit unless this deadline is extended or waived in writing by the Director for good cause.
5. Methods for erosion control shall be maintained around the project site during construction.
6. Disturbance to vegetation and habitat areas shall be minimized.
7. Machinery or construction materials not essential for emergency repair are prohibited at all times in areas with vegetation.
8. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland 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. No excavation of native soils for the purpose of backfilling previously excavated areas is permitted. Clean sand may be imported only to cover/cushion the water pipe (below grade), and the previously excavated material shall be used to backfill the three excavated holes.
10. Pre-construction Biological Survey. Prior to commencement of any development authorized under this Emergency Coastal Development Permit, the applicant shall complete a pre-construction biological survey to identify flora and fauna (e.g., *Frankenia salina* and *Salicornia pacifica*) that may be impacted by the proposed development. The survey shall include

photographs of all vegetation areas where any work, access or other disturbance will occur. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.

11. Post-construction Biological Survey. Within five days of completion of the development authorized under this Emergency Coastal Development Permit, the applicant shall complete a post-construction biological survey to identify any impacts that occurred to the flora and fauna identified in the pre- construction Biological Survey. The survey shall include photographs of all vegetation areas where any work, access or other disturbance occurred. The applicant shall submit the survey for the review and approval by the Executive Director within thirty (30) days after completion of the survey.

If any sensitive habitat has been impacted by work at the subject site addressing the identified emergency, the applicant will be required to restore the area to pre-emergency conditions. Additional mitigation may be required. Approval for the site restoration and/or implementation of a mitigation plan shall occur through the follow-up coastal development permit. Any other habitat impacts shall be mitigated as outlined through the follow-up coastal development permit.

12. Biological Monitoring. An appropriately trained biologist shall monitor the proposed development for disturbance to sensitive species or habitat area. Daily monitoring shall occur during construction which could significantly impact biological resources such as excavation. Based on field observations, the biologist shall advise the applicant regarding methods to minimize or avoid significant impacts which could occur upon sensitive species or habitat areas. Such methods may include but are not limited to use of sound attenuation measures and/or delaying or temporarily stopping work until such time that the risks to any sensitive wetland/avian species that may be present are minimized or avoided.
13. 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.
14. 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.
15. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

Condition 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 Site Plan
Acceptance Form

cc: Local Planning Department(s)

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
P.O. BOX 1450
200 OCEANGATE, SUITE 1000 (10TH FLOOR)
LONG BEACH, CA 90802-4416

RE: Emergency Permit No. G-5-15-0022

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 Permit is necessary to make it a permanent installation. I agree to apply for a regular Coastal Permit within 60 days of the date of the emergency permit (i.e., by January 16, 2016), 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 April 15, 2016).

Signature of property owner or
Authorized representative

Name

Address

Date of Signing

Seal Beach Water Project Location of Waterline Break

