

CALIFORNIA COASTAL COMMISSION

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



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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 03, 2015

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 February 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.

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>
5-14-1105-W Attn: Samuel & Natalie Mathis	Minor addition and remodel of existing 1,401 square foot duplex; conversion to 1,626 square foot single family residence with 402 square foot two-car garage. Project includes native drought tolerant non-invasive landscaping and new roof drainage to permeable side yard areas.	16756 Pacific Coast Hwy, Sunset Beach CA 06059-178-56-407
5-14-1628-W Attn: James Reed	Add approximately 1,085 square feet to existing approximately 2,600 square foot two-story single family residence and attached two-car garage.	2511 Bayshore Drive, Newport Beach, CA 92663 06059049-173-16
5-14-1797-W Attn: Eric & Eve Lowey	Partial demolition, remodel and addition to an existing 3,159 square foot, 26 foot high, two-story, single family residence with a 615 square foot, two-car garage and one additional on-site covered parking space. Development includes demolition of 1,942 square feet of habitable and garage area, and remodel/construction of a new 3,360 square foot, 29 foot high, three-story, single family residence with an attached 586 square foot, two-car garage and one additional, on-site covered parking space. All landscaping will be non-invasive and primarily drought tolerant. All storm water and run off will be collected from non-permeable surfaces and directed towards landscaped areas or directed toward the public street and infiltrated through dry-well inlets. No grading is proposed.	37 Beacon Bay, Newport Beach, CA 92660 06059 050-211-03

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-14-1889-W Attn: Treb Heining	Demolition of an existing single-family residence and construction of a new 3 story, 3,995 sq. ft. single family residence with attached two-car garage. The maximum height of the new structure will not exceed 35 ft. Landscaping is proposed to be non-invasive and drought tolerant.	20362 Bayview Ave, Newport Beach, CA 06059-439-042-04
5-14-1892-W Attn: Edward Algeo	Demolition of the existing one story single family residence and detached garage with second unit. Over-excavation and re-compaction of the site and construction of a 3 story, 30 ft. high, 2,425 sq. ft. single family residence and two car garage.	126 Ruby Ave, Newport Beach, CA 92661 06059-050-102-01
5-14-1906-W Attn: Maliha Zulfacar	Improvements to an existing one story 1,576 sq. ft. duplex. Construct a 60 sq. ft. addition to the first floor by enclosing the stairs, and construct a 306 sq. ft. second floor addition with a 360 sq. ft. outdoor deck. Total height of structure will be 21 ft. 6 in.	234 W Avenida Palizada, San Clemente, CA
5-15-0059-W Attn: Pat Burcher	Demolition of the existing 2 story duplex and construction of a 3 story, 29 ft. high, 2,334 sq. ft. single family residence and two car garage.	309 Amethyst St, Newport Beach, CA 06059-050-124-24

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January 30, 2015

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 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#: 5-14-1105-W

APPLICANT: Samuel and Natalie Mathis

LOCATION: 16756 Pacific Coast Highway, Sunset Beach (Orange County)

PROPOSED DEVELOPMENT: Minor addition and remodel of existing 1,401 square foot duplex; conversion to 1,626 square foot single family residence with 402 square foot two-car garage. Project includes native drought tolerant non-invasive landscaping and new roof drainage to permeable side yard areas.

RATIONALE: The proposed project is located on a lot fronting a channel of Huntington Harbor in the Sunset Beach area of the City of Huntington Beach. The Sunset Beach area does not have a certified LCP. The Sunset Beach Specific Plan may be referred to as an advisory document. The proposed project has received a preliminary review from the Orange County Public Works Department (6/25/14) and a single family residence with two-car garage is consistent with the 1C (Urban Residential) zoning designation under the Sunset Beach Specific Plan and is consistent with the surrounding land uses. The proposed development will establish a 23'8" x 17'6" garage which will be slightly undersized but will provide adequate space for two standard sized vehicles. The California Department of Transportation has constructed a sidewalk in the right-of-way fronting the residence, which includes a curb-cut to accommodate the proposed garage. The proposed roof includes eaves which project slightly into the side yard setback areas designated in the Sunset Beach Specific Plan, but no further than the existing eaves, and other nonconforming development in the side yard setback areas is proposed to be demolished. The proposed roof includes downspouts to conduct water to permeable side yard areas featuring pavers and native drought tolerant non-invasive landscaping. No substantial grading is proposed. The applicant has proposed construction best management practices to ensure that debris does not spill into the adjacent channel and is disposed of at approved facilities in a timely manner. 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 its February 11-13, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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January 30, 2015

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WAIVER#: 5-14-1628-W

APPLICANT: James Reed

LOCATION: 2511 Bayshore Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Add approximately 1,085 square feet to existing approximately 2,600 square foot two-story single family residence and attached two-car garage.

RATIONALE: The proposed project is located on an inland lot approximately 100 feet from Newport Harbor. The proposed project has received an Approval in Concept from the City of Newport Beach (9/9/14) and is consistent with the R-1 (Residential Low Density) zoning designation and the surrounding land uses. The proposed development will maintain a two-car garage, accessed from an existing alley. The proposed new roof is designed with downspouts to conduct water to a drainage system directed towards a bottomless trench drain at the rear of the property. Construction best management practices and erosion control measures including gravel bags around the perimeter of the property are proposed during construction. No landscaping is proposed. 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 its February 11-13, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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January 29, 2015

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 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.

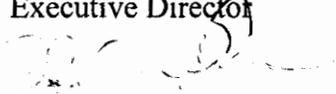
WAIVER#: 5-14-1797-W**APPLICANT:** Eric & Eve Lowey**LOCATION:** 37 Beacon Bay, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Partial demolition (1,942 square feet), remodel and addition to an existing 3,159 square foot, 26-foot high, two-story, single-family residence with a 615 square foot, two-car garage and one additional on-site covered parking space. The proposed development will result in a new 3,360 square foot, 29-foot high, three-story, single-family residence with an attached 586 square foot, two-car garage and one additional, on-site covered parking space. All landscaping will be non-invasive and primarily drought tolerant. All storm water and run off will be collected from non-permeable surfaces and directed towards landscaped areas or directed toward the public street and infiltrated through dry-well inlets. No grading is proposed.

RATIONALE: The proposed project is located on an approximately 4,386 square foot lot designated for R-2 (two-unit residential) development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's requirements of two spaces per residential unit, with the attached two-car garage. The height limit for single-family residences in the project area is 35 feet. The project site is an existing developed lot in an established residential area of Newport Beach in the County of Orange and is designed to be compatible with the residential character and height limit of the surrounding development. The applicant received Approval in Concept (AIC 2014071) from the City of Newport Beach Planning Department on November 4, 2014. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. The proposed development is located between the first public road and the sea but does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified LUP, past Commission action in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 11-13, 2015** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director


Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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January 27, 2015

Bill Cope
20142 Bayview Avenue
Newport Beach, CA 92660

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#: 5-14-1889-W

APPLICANT: Treb Heining

LOCATION: 20362 Bayview Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3 story, 3,995 sq. ft. single family residence with attached two-car garage. The maximum height of the new structure will not exceed 35 ft. Landscaping is proposed to be non-invasive and drought tolerant.

RATIONALE: The subject site is designated for RS-D single-family residential development by the City of Newport Beach Land Use Plan, located between the first public road and the sea. No previous coastal development permits exist for the site and the surrounding area is similarly developed. The proposed project has been approved in concept by the City of Newport Beach (AIC 2014 080). 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. Adequate measures to address water quality have been incorporated into the construction phase and into the project design. Runoff from the roof and surface areas, through gutters and downspouts, will be directed toward trench drains and permeable areas for onsite infiltration. Landscaping is proposed to include non-invasive and drought tolerant plant species. Grading consists of 30 cubic yards. 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 **February 11-13, 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

ERIN PRAHLER
Coastal Program Analyst

cc: Commissioners/File

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January 5, 2015

Bradford Smith
425 30th St. #22
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#: 5-14-1892-W

APPLICANT: Edward Algeo

LOCATION: 126 Ruby Ave. Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing one story single family residence and detached garage with second unit and construction of a 3 story, 29 ft. high, 2,425 sq. ft. single family residence and two car garage.

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 Island. 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 077). The site will be over-excavated and recompacted with 141 cubic yards of cut. The project meets the height limit for the area, which is 29 feet above finished floor elevation at 9 feet. The 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. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal and marine resources. Roof gutters and downspouts direct water toward permeable areas and catch basins onsite. The nearest public coastal access to the Bay is at the south end of Ruby Ave., approximately 1 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 **February 11-13, 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

Amber Dobson
Coastal Program Analyst

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January 5, 2015

Felix Lo
3103 S. El Camino Real
San Clemente, CA 92672

**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#: 5-14-1906-W

APPLICANT: Maliha Zulfacar

LOCATION: 234 W. Avenida Palizada, San Clemente, Orange County

PROPOSED DEVELOPMENT: Improvements to an existing one story 1,576 sq. ft. duplex. Construct a 60 sq. ft. addition to the first floor by enclosing the stairs, and construct a 306 sq. ft. second floor addition with a 360 sq. ft. outdoor deck. Total height of structure will be 21 ft 6 in.

RATIONALE: The subject site is designated R-M for multi-family residential development by the City of San Clemente. The site is a 7,311 sq. ft. lot located adjacent to a canyon. The project is changing any existing setbacks and is not extending toward the canyon. No previous Coastal Commission permits exist for the site. The proposed project has been approved in concept by the City of San Clemente (12/8/14). The existing residence has existing non-conforming parking with only 2 covered spaces (1 for each unit). The project is designed to be compatible with the character of the surrounding development. The nearest public coastal access is approximately a half mile away at Linda Lane. 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 **February 11-13, 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.

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Amber Dobson
Coastal Program Analyst

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January 27, 2015

William Guidero
425 30th 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#: 5-15-0059-W

APPLICANT: Pat Burcher

LOCATION: 309 Amethyst St. Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing 2 story duplex and construction of a 3 story, 29 ft. high, 2,334 sq. ft. single family residence and two car garage.

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 Island. 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 048). The site will be compacted with 60 cubic yards of fill and have a finished floor elevation of 9 feet. The height limit for the area is 29 ft. from finished floor elevation and the project is consistent. The 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. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal and marine resources. Roof gutters and downspouts direct water toward permeable areas, trench drains and planter boxes onsite. The nearest public coastal access to the Bay is at the north end of Amethyst Ave., approximately 1 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 **February 11-13, 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.

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