

CALIFORNIA COASTAL COMMISSION

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



Th10

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 05, 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 March 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>
5-14-1888-W Attn: Kurt & Diane Wood	To relocate the existing dock ramp several feet west of its current location to approximately six feet east of the western property line; raise the western most approximately 15 feet of the existing seawall/bulkhead by approximately two feet in order to match the height of the rest of the existing approximately 51 feet of seawall/bulkhead; extent the existing cantilevered deck by nine feet toward the western property line increasing the area of the cantilevered deck by 45 square feet.	4031 Morning Star Dr., Huntington Beach, CA 92649 06059-178-391-14

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>5-14-1872-W Attn: Edwin Fernando</p>	<p>After-the-fact approval of demolition of a garage and placement of a 3,100 square foot single family residence on the lot and remodel and structural upgrades including enclosure of an approximately 27 square foot second story balcony. Construction of a four-car garage (two spaces per unit) and a 960 square foot dwelling unit above the garage at the rear of the property and installation of new drought tolerant and non-invasive landscaping and rain barrels are also proposed.</p>	<p>308 7th St, Seal Beach, CA 06059-04311131</p>
<p>5-14-1895-W Attn: Cody & Ellen Small</p>	<p>Remodel to and addition of 732 square feet to an existing 2,825 square foot single-family residence with an attached 641 square foot two-car garage. The addition will be above the garage on the second floor at the rear of the residence and reach a maximum height of 27" - 3". Remodel includes demolition and relocation of one non-loadbearing wall in the garage, increasing the garage area by nine square feet, and remodeling 68 interior square feet of the existing structure. The proposed work will result in a 3,557 square foot single-family residence and an attached 650 square foot, two-car garage.</p>	<p>2621 Bayshore Dr, Newport Beach, CA 92663 06059-049-176-21</p>
<p>5-14-1923-W Attn: Jason & Elizabeth Groves</p>	<p>Demolition of an existing single family residence and construction of a new three-story 29 foot high 2,299 square foot single family residence with attached 443 square foot 2-car garage. Installation of new landscape, hardscape, site walls, fences, gates, and driveway. Drainage from the roof and surface water will be directed to area drains.</p>	<p>715 W Balboa Blvd, Newport Beach, CA 92661 06059-048-023-20</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-0014-W Rose Pierre 3, A General Partnership</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 3,877 square foot single-family residence with an attached 441 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 400 cubic yards of cut and 400 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>338 L Street, Newport Beach, CA</p>
<p>5-15-0091-W 220 Onyx Ave, LLC, Attn: David Dahn</p>	<p>Demolition of a multi-family residence with an attached garage and construction of a new 2,413 square foot, three-story, single-family residence with a maximum height of 29 feet and an attached 413 square foot, two-car garage with 639 square feet of decks and 781 square feet of patios on a 2,547 square foot lot.</p>	<p>220 Onyx Ave., LLC, Newport Beach, CA 92662</p>
<p>5-15-0164-W Gary & Shay Arnett</p>	<p>A 300 square foot addition to an existing 1,470 square foot single-family residence on a coastal canyon lot. The addition includes a 138 square foot office to be constructed at the front of the residence facing Trafalgar Lane and a 162 square foot dining room with 180 square foot observation deck above to be constructed at the canyon end of the residence. An exterior steel circular staircase will provide access to the observation deck.</p>	<p>120 Trafalgar Ln, San Clemente, CA 92672 06059-692-141-06</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-88-784-A3 Attn: Harry Stone</p>	<p>Removal of the existing 6'8" high steel fence and gate and installation of a new 5' high steel fence and time-locked gate, extension of the existing blufftop viewing path, creation of two new blufftop viewing areas, and modification to landscaping.</p>	<p>412 Arenoso Ln, San Clemente, CA</p>

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200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 26, 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#: 5-14-1888-W

APPLICANT: Kurt & Diane Wood

LOCATION: 4031 Morning Star Drive, Huntington Beach (Orange County)

PROPOSED DEVELOPMENT: replace and relocate the existing 2' - 9" X 17' dock ramp with a dock ramp of the same dimensions approximately 8' west of its current location to approximately 6' east of the western property line; raise the western most approximately 15 linear feet of the existing seawall/bulkhead by approximately 2' in order to match the height of the rest of the existing approximately 51' of seawall/bulkhead; widen the existing cantilevered deck by 9' toward the western property line increasing the area of the cantilevered deck by 45 sq. ft.

RATIONALE: The subject property is a 5,068 sq. ft. lot in a developed residential neighborhood in the Huntington Harbor area of Huntington Beach. The area is zoned Low Density Residential by the City. On February 7, 2014 the Coastal Commission issued waiver 5-13-1096-W for the installation of steel railing, posts and horizontal bars on the cantilevered deck, to raise a pedestal stepping stone system to the existing concrete surface of the cantilevered deck and to install a curb at the waterside edge of the deck to prevent storm water runoff from entering the harbor directly. The proposed project will add to the development previously approved. On November 20, 2014, the City of Huntington Beach Planning Division issued an approval in Concept for the current proposed project. The applicant agreed to avoid use of hazardous materials on the deck and that such products will not be allowed to drain into the harbor. Adequate measures to protect water quality have been incorporated into the project design and construction phase. A drainage system will carry storm water runoff from the cantilevered deck through a drainage system to the street. The proposed project will not result in additional piles or fill and will not have any impacts to eel grass. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The project is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 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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February 25, 2015

Edwin Fernando
308 7th Street
Seal Beach, CA 90740

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#: 5-14-1872-W

APPLICANT: Edwin P. Fernando

LOCATION: 308 - 7th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: After the fact approval of demolition of a garage and placement of a 3,100 square foot single family residence on the lot and remodel and structural upgrades including enclosure of an approximately 27 square foot second story balcony. Construction of a four-car garage (two spaces per unit) and a 960 square foot dwelling unit above the garage at the rear of the property and installation of new drought-tolerant and non-invasive landscaping and rain barrels are also proposed.

RATIONALE: The subject site is approximately 5,850 square-foot lot designated as RHD – 20 Residential High-Density by the City of Seal Beach Land Use Plan and is located on an inland lot not between the first public road and the sea. The City's only permitting history on the property dates from the late 1940s and early 1950s indicating that a garage was on the front of the lot at that time. City planning staff recall that a single-family residence was moved to the lot around 2000, although there is no permitting history related to the placement of the single family residence or demolition of the pre-existing garage on the site in City or Coastal Commission records. The applicant is a new owner who was unaware of the unpermitted development. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program. 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 **March 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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February 26, 2015

**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#: 5-14-1895-W

APPLICANT: Cody & Ellen Small

LOCATION: 2621 Bayshore Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: remodel to and addition of 732 sq. ft. to an existing 2,825 sq. ft. single-family residence with an attached 641 sq. ft. two-car garage. The addition will be above the garage on the second floor at the rear of the residence and reach a maximum height of 27" - 3". The garage area will be increased by nine square feet. The proposed work will result in a 3,557 sq. ft. single-family residence and an attached 650 sq. ft., two-car garage.

RATIONALE: The proposed project is located on a developed 4,000 square foot lot designated R-1 (single-unit residential) by the City of Newport Beach Land Use Plan (LUP) in an established neighborhood in the City of Newport Beach, Orange County. The applicant received Approval in Concept (AIC 2014065) from the City of Newport Beach Planning Division on December 11, 2014. The proposed project meets the Commission's parking requirements of two spaces per residential unit with the attached two-car garage. The proposed project is consistent with the height limit of 29 feet for single-family residences in the project location area and is compatible the character of the surrounding developments. The proposed development is located between the first public road and the sea but does not interfere with public access and 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 eh designation in the City's certified LUP, past Commission action in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 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

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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February 25, 2015

Chris Meddock
Horst Architecture
241 Forest Avenue
Laguna Beach, CA 92651

**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#: 5-14-1923-W

APPLICANT: Jason & Elizabeth Groves

LOCATION: 715 West Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new three-story 29 foot high 2,299 square foot single family residence with attached 443 square foot 2-car garage. Installation of new landscape, hardscape, site walls, fences, gates, and driveway. Drainage from the roof and surface water will be directed to area drains.

RATIONALE: The lot size is 2,146 square feet and is designated as single-unit residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from the CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists at the nearby 7th and 8th Street street-ends. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities. 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 **March 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

CALIFORNIA COASTAL COMMISSION

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



March 3, 2015

Mark Keckeisen
11357 Burnham Street, Suite 201
Los Angeles, CA 90049

**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#: 5-15-0014-W **APPLICANT:** Rose Pierce 3, A General Partnership

LOCATION: 338 L Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 3,877 square foot single-family residence with an attached 441 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 400 cubic yards of cut and 400 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 3,150 square feet and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project is not between the first public road and the sea and does not interfere with public access. 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 March 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

FERNIE SY
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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Long Beach, California 90802-4416
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February 26, 2015

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#: 5-15-0091-W**APPLICANT:** 220 Onyx Ave, LLC (David Dahn)**LOCATION:** 220 Onyx Avenue, Newport Beach (Orange County)**PROPOSED DEVELOPMENT:** Demolition of a multi-family residence with an attached garage and construction of a new 2,413 square foot, three-story, single-family residence with a maximum height of 29 feet and an attached 413 square foot, two-car garage with 639 square feet of decks and 781 square feet of patios on a 2,547 square foot lot.**RATIONALE:** The subject site is designated R-B1 for a maximum of two residential units per lot by the City of Newport Beach Land Use Plan (LUP). The site is located on Balboa Island. No previous Coastal Commission permits exist for the site. The proposed project was approved in concept by the City of Newport Beach (AIC 2014082) on January 22, 2015. The height limit for the area is 29 feet from finished floor elevation for varied roofs and the project is consistent with the height limit. The residence meets the Commission's parking requirement of two covered spaces per unit with an attached two-car garage. 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 gutter and downspouts will direct water toward permeable areas, trench drains and planter boxes. All landscaping will be non-invasive and primarily native and drought tolerant species. 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 **March 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

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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February 25, 2015

Dennis Braeutigam
Braeutigam Associates
940 E. Union Street, Suite 201
Pasadena, CA 91106

**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#: 5-15-0164-W

APPLICANT: Gary & Shay Arnett

LOCATION: 120 Trafalgar Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: A 300 square foot addition to an existing 1,470 square foot single-family residence on a coastal canyon lot. The addition includes a 138 square foot office to be constructed at the front of the residence facing Trafalgar Lane and a 162 square foot dining room with 180 square foot observation deck above to be constructed at the canyon end of the residence. An exterior steel circular staircase will provide access to the observation deck.

RATIONALE: The subject site is an approximately 9,000 square foot, irregularly shaped inland coastal canyon lot (Trafalgar Canyon). The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). No grading, vegetation removal or landscaping is proposed. No encroachment into the canyon is proposed and no impacts to the canyon are anticipated. The 162 square foot dining room addition with 180 square foot observation deck is proposed to be constructed on the canyon side of the lot. As proposed, the addition is set back more than 15 feet from the canyon edge and at least 30% of the depth of the lot from the rear property line (measured using the shorter, southwestern property boundary), in accordance with the City's LUP coastal canyon setback policy and consistent with the pattern of development in the surrounding area. 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 **March 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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(5-88-784-E1)

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT
AMENDMENT 5-88-784-A3**

March 2, 2015

Notice is hereby given that **412 Vista Pacifica, Inc.** has applied for a one year extension of CDP Amendment 5-88-784-A3 for:

Removal of existing unpermitted 6-ft. 8-in. high steel fence and gate across an access to a public viewpoint and installation of new 5 ft.-high steel fence and time-locked gate, extension of existing blufftop path to viewpoint, creation of 2 new blufftop viewing areas, and modification to landscaping.

at: **412 Arenoso Lane, San Clemente (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: Shannon Vaughn
Coastal Program Analyst