

CALIFORNIA COASTAL COMMISSION

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



W13

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 07, 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 May 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>
5-15-0286-W 100 East California LLC, Attn: Tom Chang	621 square foot addition and remodel of existing 3,495 one-story single family residence; convert 2-car garage to a 3-car garage; low water use non-invasive landscaping and drainage improvements.	2480 Monaco Dr., Laguna Beach, CA 92651 06059-053-318-02

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>5-15-0256-W Attn: Ronald & Carole Cassell</p>	<p>Demolition of a one-story single-family residence and garage, and construction of a three-story, 29-foot high single-family residence of approximately 2,318 square feet, with an attached 401 square foot three-car garage. The proposed project also includes 235 cubic yards of grading. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or an underground drainage system. All landscaping will be non-invasive and consist of primarily drought tolerant plant species. No work is proposed on the dock.</p>	<p>319 E. Bay Front, Newport Beach CA 06059-050-201-11</p>
<p>5-15-0322-W Attn: Waterpointe Development Co. LLC</p>	<p>On a previously cleared lot (demolition approved by City of Newport Beach permit # X2014-1096 issued on April 23, 2014), construction of a new 3-story, 2,986 square foot single family residence and attached 519 square foot 2-car garage, rooftop deck, hardscape, drainage and landscaping improvements. The maximum height of the residence will not exceed 29-feet above finished grade. Surface area drains will be directed to a catch basin prior to reaching the main storm drain system. Landscaping using drought-tolerant, non-invasive plants is proposed.</p>	<p>2149 Ocean Blvd, Newport Beach, CA 92661 06059-048-282-43</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-15-0428-W

Attn: Omar & Rachel
Hassan-Reep

Major remodel of an existing one-story, 1654 sq. ft. single-family residence including an addition of approximately 501 sq. ft., the demolition and construction of an attached 480 sq. ft. two-car garage, a 248 sq. ft. patio, and a property wall and fence. The maximum height of the structure will be approximately 16 ft.-9 in. above existing grade. The project also involves hardscape and landscape improvements. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

1725 Catalina Ave., Seal Beach, CA 90740
06059-199-153-18

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-020-A4 Attn: Heartside Homes/Signal Landmark	Lot line adjustment within Planning Area 7-4 of the Brightwater Community and in the southeast corner of the Sandover Community.	17201 Bolsa Chica Rd., Bolsa Chica Mesa Huntington Beach, CA 06059-110-016-06, 06059-110-016-14, 06059-110-016-15, 06059-110-016-16, 06059-110-016-24, 06059-110-016-32
5-09-157-A3 Attn: William Wang	Minor expansion of 160 square feet within the footprint of a previously approved single family residence. New habitable area is underneath a patio deck and within previously approved covered terrace. Minor area will not be visible by the general public.	157 Shorecliff Rd, Corona Del Mar, CA 06059-052-210-16
5-12-336-A1 Attn: Rick & Gretchen Jelinek	The revised project proposes to demolish an existing duplex; construct a new three-story, 3,720 square foot, three level, 29-foot tall, single-family residence with an attached two-car, 411-square foot garage, and a third floor roof deck. Post project, the total livable area would be 3,315 square feet with 1,216 square feet on the first floor, 1,680 square feet on the second floor, and 419 square feet on the third floor. The project would also include 664 square feet of decks. Approximately 56 cubic yards of cut and 9 cubic yards of fill would be needed for site preparation.	3403 Seashore, Newport Beach, CA 06059-423-334-08
5-13-0898-A1 Attn: David Albin	The proposed CDP amendment is to add an additional 304 sq. ft. living space, including a new bathroom over the existing garage which will be extended towards Seashore Drive. New roof framing is also proposed. The previously approved residence was for a 1,974 sq. ft., three-level residence. The proposed 304 sq. ft. garage extension increases the footprint of the proposed project, and would result in a new 2,278 sq. ft. residence.	5403 Seashore Dr., Newport Beach, CA 92663

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-076-E1 Attn: City of San Clemente, Dept. of Parks & Recreation	Americans with Disabilities Act (ADA) compliant modifications and improvements to an existing State Park campground Campfire Center, routes of travel, display panels, nine campsites and respective water stations	San Clemente State Beach Campground, San Clemente, CA 06059-060-020-1

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

Extension of Coastal Development Permit 5-88-784-E1 (412 Vista Pacifica, Inc.)
City of San Clemente, Orange County.

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



May 1, 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: 5-15-0286

Applicant: 100 East California LLC

Location: 2480 Monaco Drive, Laguna Beach (Orange County)

Proposed Development: 621 square foot addition and remodel of existing 3,495 one-story single family residence; convert 2-car garage to a 3-car garage; low water use non-invasive landscaping and drainage improvements.

Rationale: The proposed project is located on a non-ocean fronting lot approximately 300 feet from the coast in the gated community of Irvine Cove in the City of Laguna Beach. The nearest public access to the beach is via Pacific Coast Highway and a public parking lot at Crystal Cove State Beach approximately 1,000 feet north of the site. The proposed project has received an Approval in Concept from the City of Laguna Beach (3/19/15) and is consistent with the R-1 (Residential Low Density) zoning designation and the surrounding land uses. The proposed development includes a three car garage and will not impact the public parking supply in the area. The proposed roof includes gutters and downspouts to conduct water to an on-site drainage system featuring trench drains, perforated irrigation pipes, and a gravel catch basin. Excess stormwater will be pumped to a discharge connection at the curb, which will drain to the local system. No grading is proposed and all landscaping consists of low water use non-invasive species with low flow irrigation. All appliances and plumbing features feature low water use flow rates, consistent with the California Green Building Code. The applicant has proposed construction best management practices to preserve water quality. 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 May 13-15, 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

CALIFORNIA COASTAL COMMISSION

Central Coast District Office
725 Front Street, Suite 300
Santa Cruz, California 95060-4508
PH (831) 427-4863 FAX (831) 427-4877



April 30, 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#: 5-15-0256-W

APPLICANT: Ronald and Carole Cassell

LOCATION: 319 East Bayfront, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of a one-story single-family residence and garage, and construction of a three-story, 29-foot high single-family residence of approximately 2,318 square feet, with an attached 401 square foot three-car garage. The proposed project also includes 235 cubic yards of grading. All storm water and run off from non-permeable surfaces will be collected and directed toward landscaped and permeable areas or an underground drainage system. All landscaping will be non-invasive and consist of primarily drought tolerant plant species. No work is proposed on the dock.

RATIONALE: The project site is located on a developed 2,550 sq. ft. lot on Balboa Island fronting the Newport Harbor in an established neighborhood of Newport Beach, Orange County. The applicant received Approval in Concept from the City of Newport Beach Planning Department on January, 27, 2015. The site is designated as RB-1, two-unit residential land use by the City of Newport Beach and the proposed development is consistent with the zoning. A public walkway stands between the city-owned bulkhead and the structure, and no work is proposed on the bulkhead. The proposed project will comply with all setback and height requirements. Low water need and non-invasive landscape palette will be used to minimize the need for irrigation, which is consistent with Executive Order B-29-25. 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 **May 13-15, 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

Mandy Revell
Staff Analyst

Cc: Commissioners/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



April 29, 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: 5-15-0322

Applicant: Waterpointe Development Co. LLC

Location: 2149 OCEAN BLVD, NEWPORT BEACH (ORANGE COUNTY)

Proposed Development: On a previously cleared lot (demolition approved by City of Newport Beach permit # X2014-1096 issued on April 23, 2014), construction of a new 3-story, 2,986 square foot single family residence and attached 519 square foot 2-car garage, rooftop deck, hardscape, drainage and landscaping improvements. The maximum height of the residence will not exceed 29-feet above finished grade. Surface area drains will be directed to a catch basin prior to reaching the main storm drain system. Landscaping using drought-tolerant, non-invasive plants is proposed.

Rationale: The lot size is 2,711 square feet and is designated as single-unit residential in the City of Newport Beach Land Use Plan. The subject site is an inland lot not located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). The proposed project also incorporates irrigation with moisture control and rain sensors, and is consistent with Executive Order B-29-25. Public access to the sandy beach is available approximately 300-feet east of the project site at end of Ocean Boulevard. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. 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. 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 **May 13-15, 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

Mandy Revell
Staff Analyst

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April 30, 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: 5-15-0428-W**Applicant:** Omar & Rachel Hassan-Reep**Location:** 1725 CATALINA AVE, SEAL BEACH (ORANGE COUNTY)

Proposed Development: Major remodel of an existing one-story, 1654 sq. ft. single-family residence including an addition of approximately 501 sq. ft., the demolition and construction of an attached 480 sq. ft. two-car garage, a 248 sq. ft. patio, and a property wall and fence. The maximum height of the structure will be approximately 16 ft.-9 in. above existing grade. The project also involves hardscape and landscape improvements. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

Rationale: The lot size is approximately 6882 sq. ft. and is designated as residential low density in the City of Seal Beach Zoning Code in a location not between the first public road and the sea. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Directing storm drain runoff to permeable surfaces is consistent with the policies of the Coastal Act. Construction best management practices including the use of sandbags to control erosion during construction are included in the project plans. New plantings shall be CA-IPC non-invasive and drought-tolerant species. Applicant shall 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. Also, the proposed development will not prejudice the City's ability to prepare a 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 **May 13-15, 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

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



5-05-020-A4

NOTICE OF PROPOSED PERMIT AMENDMENT
Coastal Development Permit Amendment No. 5-05-020-A4

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: April 30, 2015

SUBJECT: Proposed Amendment to Coastal Development Permit No. **5-05-020** granted to **Hearthside Homes/Signal Landmark** which permits Vesting Tentative Tract Map (VTTM) 15460 for the subdivision and development of the Brightwater community consisting of 349 residential lots on 67.9 acres, 37.1 acres of habitat restoration, and public trails, located primarily on the upper bench of the Bolsa Chica Mesa.

PROJECT SITE: 17201 Bolsa Chica Road, (Bolsa Chica Mesa), Huntington Beach
Orange County

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Lot Line Adjustment within Planning Area 7-4 of the Brightwater Community and in the southeast corner of the Sandover Community, as follows:

Proposed Parcel A of the lot line adjustment will derive from a portion of Lots F and J in Brightwater, which will be added to existing Lot D in Sandover. The southernmost strip of proposed Parcel A will shift from being in Brightwater to being in Sandover. This strip of land within proposed Parcel A is 154.5 feet long, and is 9.5 feet wide at the western end and 10.5 feet wide at the eastern end. Proposed Parcel A will be a total of 5,714 square feet (4,173 sq. ft. from Lot D; 502 sq. ft. from Lot F; 1,039 sq. ft. from Lot J).

Proposed Parcel C will reconfigure the shape of the cul-de-sac at the end of Ashville Drive in Brightwater. Proposed Parcel C will derive from portions of residential Lots 77, 78, 79 and Lot F, all located within Brightwater. Lot F is the remnant of Ashville Drive that would have connected to Hampton Lane in Sandover prior to the conversion of Ashville Drive to a cul-de-sac via 5-05-020-A2. Proposed Parcel C will constitute all of Ashville Drive in Brightwater and will be 16,397 square feet (406 sq. ft. from Lot 77; 143 sq. ft. from Lot 78; 156 sq. ft. from Lot 79; and 15,692 sq. ft. from Lot F).

Proposed Parcel 1 will remain a single family residential lot derived from shifting the boundaries of portions of residential Lots 79 and 80 and adding a portion of Lot F (formerly

part of Ashville Drive prior to its conversion to a cul de sac), all located within Brightwater. Parcel 1 will be 6,061 square feet (2,145 from Lot 79; 3,562 sq. ft. from Lot 80; 354 sq. ft. from Lot F).

Proposed Parcel 2 will become a single family residential lot derived from shifting the boundary of a portion of Lot 80 (an existing residential lot in Brightwater) and incorporating most of Lot J, and the remaining portion of Lot F, all located within Brightwater. Parcel 2 will be 9,665 square feet (2,287 sq. ft from Lot 80; 3,568 sq. ft. from Lot F; and 3,810 sq.ft. from Lot J).

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 Lot Line Adjustment was approved by Orange County Public Works as LLA 2014-004. The proposed lot line adjustment will not create any new lots, but rather will shift the boundaries of seven existing lots. Brightwater Lot J will change from a lettered lot to a numbered lot (proposed Parcel 2), creating a new residential lot. However, the total number of residential lots will not exceed the 349 approved by the Commission under CDP 5-05-020. The permittee ultimately intends to reconcile the previously approved Sandover project (Local Coastal Development Permit 98-17) and the Brightwater project (Coastal Development Permit 5-05-020). Proposed Parcel A in Sandover is intended as an interim step prior to the approval of Tentative Tract Map 17662, which has been submitted for Commission review pursuant to Coastal Development Permit Application No. 5-14-1837 (tentatively scheduled on the agenda for the Commission's June 2015 hearing). Under Tentative Tract Map 17662, proposed Parcel A in Sandover would be converted from a landscape lot to a residential lot, but that is not proposed via this lot line adjustment. The area of proposed Parcel A in Sandover is currently a landscape lot at the entrance to the Sandover development. Should Tentative Tract Map 17662 not be approved, Parcel A would remain a lettered landscape lot.

The proposed lot line adjustment crosses coastal development permit jurisdictional boundaries. The City of Huntington Beach has permit jurisdiction in Sandover (proposed Parcel A), and the Commission has permit jurisdiction in Brightwater (proposed Parcels C, 1 & 2). However, Section 30601.3 of the Coastal Act provides that where a project is located in both the Coastal Commission's and a local government's coastal development permit jurisdiction, a single consolidated coastal development permit for the entire project may be processed by the Coastal Commission if the applicant and local government agree to that process. In a letter dated November 3, 2014, the City of Huntington Beach requested that the project be processed as a consolidated permit by the Coastal Commission. The applicant has also requested that the project be processed as a consolidated permit by the Coastal Commission. Therefore, as provided for in Section 30601.3 of the Coastal Act, the Commission is processing a permit amendment for the

proposed lot line adjustment that includes area within the City's permit jurisdiction and within the Coastal Commission's permit jurisdiction.

The proposed lot line adjustment will result in lot sizes and configurations consistent with existing lots within the Sandover and Brightwater communities. No additional lots will result from the proposed lot line adjustment. The proposed permit amendment and lot line adjustment are consistent with the Commission's past actions on the Brightwater site and the terms and conditions of the underlying coastal development permit. Furthermore, the permit amendment and proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and are consistent with the Chapter Three policies of the Coastal Act. The proposed development is consistent with the City of Huntington Beach certified Local Coastal Plan will not prejudice the City's ability to prepare an amendment to its certified Local Coastal Program to incorporate the uncertified Brightwater area.

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

5-05-020A4NotImmatAm 5.15 mv

CALIFORNIA COASTAL COMMISSION

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



5-09-157-A3

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: April 30, 2015

SUBJECT: Coastal Development Permit No. 5-09-157 granted to John Whelan:

Demolition of an existing single-family residence and construction of a three-level, 8,354 square foot single-family residence with an attached 2,321 square foot seven-car garage on a coastal bluff top lot. Grading will consist of 1,180 cubic yards of cut, 700 cubic yards of overexcavation and 420 cubic yards of export to a location outside of the Coastal Zone.

PROJECT SITE: 157 SHORECLIFF RD, CORONA DEL MAR (ORANGE COUNTY)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above-referenced permit, which would result in the following change(s):

Minor expansion of 160 square feet within the footprint of a previously approved single family residence. New habitable area is underneath a patio deck and within previously approved covered terrace. Minor area will not be visible by the general public.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not extend beyond the previously approved foot print of the residential structure, and will not result in adverse impacts to shoreline processes, public access and water quality. The proposed amendment is consistent with the underlying permit approval (CDP# 5-09-157) and 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.

If you have any questions about the proposal or wish to register an objection, please contact Marlene Alvarado at the Commission District Office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

5-12-336-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: May 4, 2015

SUBJECT: Coastal Development Permit No. 5-12-336 approved by the Commission on **December 12th, 2013 for Jason Laks to:**

Demolish an existing duplex and construct a new 29-foot above finished grade, three-story duplex (Unit 1: 1,677 square feet & Unit 2: 1,640 square feet) with a 389 square foot two (2)-car garage and two (2) car carport on a beach fronting lot. Grading consisted of 150 cubic yards of recompaction, which would balance on site. Additionally, conversion of the proposed duplex into two (2) condominium units was proposed.

AT: 3403 Seashore Drive, City of Newport Beach, Orange County (APN # 423-334-08)

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):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

The revised project proposes to demolish an existing duplex; construct a new three-story, 3,720 square foot, three level, 29-foot tall, single-family residence with an attached two-car, 411-square foot garage, and a third floor roof deck. Post project, the total livable area would be 3,315 square feet with 1,216 square feet on the first floor, 1,680 square feet on the second floor, and 419 square feet on the third floor. The project would also include 664 square feet of decks. Approximately 56 cubic yards of cut and 9 cubic yards of fill would be needed for site preparation.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed revisions will reduce the density of the originally approved project, and are minor in nature. The approval of the permit amendment as originally conditioned with the proposed mitigation measures will not create any adverse impacts to public access or coastal resources.

The agent for the applicant has submitted an updated Geotechnical Report by Global Geo-Engineering, Inc. of Irvine, California dated December 12, 2014, and a Coastal Hazard and Wave Runup Study by GeoSoils, Inc. of Carlsbad, California, dated March 30, 2015. The Geotechnical Report Update finds that the subject development is feasible from a geotechnical standpoint. The Coastal Hazard and Wave Runup Study report finds that wave runup and overtopping will not significantly impact this property over the life of the proposed improvement, and therefore finds no recommendations necessary for wave runup protection as it is very unlikely that any form of shore protection will be needed in the next 75 years.

Therefore, the proposed project, as revised by this permit amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact **Mandy Revell** at the Coastal Commission South Coast Area office in Long Beach – (562) 590-5071.

G:\Immaterial And Notices\2015

CALIFORNIA COASTAL COMMISSION

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

5-13-0898-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: April 28, 2015

SUBJECT: Coastal Development Permit No. 5-13-0898 approved by the Commission on **September 11, 2014 to David Albin for:**

Addition and remodel of a 1,694 square foot two-story single-family residence with an attached 383 square foot two-car garage consisting of a new 277 square foot 3rd floor. Post project, the single-family residence will be three-stories and 1,974 square feet with an attached 383 square foot two-car garage. The maximum height of the structure will be 29 feet above existing grade. No grading is proposed. In addition, the project includes the request for after-the-face approval of an existing patio with pavers and an approximately 1.5 –foot high perimeter wall that extends 15-feet into a 15-foot deep encroachment zone on the public beach.

AT: 5403 Seashore Drive, Newport Beach, Orange County (APN # 424-491-05)

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):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

The proposed CDP amendment is to add an additional 304 sq. ft. living space, including a new bathroom over the existing garage which will be extended towards Seashore Drive. New roof framing is also proposed. The previously approved residence was for a 1,974 sq. ft., three-level residence. The proposed 304 sq. ft. garage extension increases the footprint of the proposed project, and would result in a new 2,278 sq. ft. residence.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed revisions to the original permit are minor in nature and approval of the permit amendment with the proposed mitigation measures will not create any adverse impacts to public access or coastal resources. Therefore, the proposed project, as revised by this permit

amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact **Mandy Revell** at the Coastal Commission South Coast Area office in Long Beach – (562) 590-5071.

G:\Immaterial And Notices\2015

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 EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT****5-13-076-E1**

May 1, 2015

Notice is hereby given that California Department of Parks and Recreation has applied for a one year extension of 5-13-076 granted by the California Coastal Commission on May 8, 2013

for: Americans with Disabilities Act (ADA) compliant modifications and improvements to an existing State Park campground Campfire Center, routes of travel, display panels, nine campsites and respective water stations

at: SAN CLEMENTE STATE BEACH CAMPGROUND, 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

Amber Dobson
Coastal Program Analyst

cc: City of San Clemente/CCC file

CALIFORNIA COASTAL COMMISSION

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



April 30, 2015

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Jack Ainsworth, Senior Deputy Director
Shannon Vaughn, Coastal Program Analyst

Re: **Extension of Coastal Development Permit 5-88-784-E1 (412 Vista Pacifica, Inc.), City of San Clemente, Orange County.**

On January 8, 2015, the applicant (412 Vista Pacifica, Inc.) submitted a request to extend Coastal Development Permit 5-88-784-A3 for an additional one-year period. The extension would be the proposed project's first extension request. Coastal Development Permit 5-88-784-A3, originally approved by the Commission on January 11, 2013, permits the removal of existing unpermitted 6-ft. 8-in. high steel fence and gate across an access to a public viewpoint and installation of a 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. The project site is located at 412 Arenoso Lane, City of San Clemente, Orange County.

On March 2, 2015, the South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its March 12, 2015 Commission meeting.

Within the ten working-day period (March 3, 2015 – March 17, 2015), during which any person may object to the Executive Director's determination, the South Coast District Office received ten (10) letters, [from Mr. Terrance Johnson, Ms. Jami Johnson, Mr. Mark Bell, Ms. Dawn Bell, Mr. Anthony Scott, Ms. Nicole Scott, Mr. Joe Baeskens, Ms. Julie Baeskens, Mr. & Ms. John & Amy Santia, and Mr. Ben Santia,] objecting to the Executive Director's determination that there are no changed circumstances that affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act (Exhibit A). In summary, the objectors request that the public access provisions be constructed and not be allowed to be further delayed through this extension. They further assert that the amended project prevents the public from accessing the public vista points seaward of the development and that some of the residents of the development intimidate and yell at visitors who try to access the vista points by telling the visitors that they are not allowed to be there.

Section 13169(c) of Title 14 of the California Code of Regulations states in part that in order to deny an extension request objections must identify changed circumstances that may affect the consistency of the development with the Coastal Act. The letters fail to raise any new or changed circumstances that would affect the proposed project's consistency with the Coastal Act. The primary concern raised in the letters is public access; however, the letters fail to address how the approved amended project would

affect the project's consistency with the Coastal Act. Additionally, the proposed project is a response to a violation and is intended to correct that violation, which would increase the public's ability to access the trail and vista points seaward of the development, which also addresses the concerns raised in the objection letters.

Therefore, the Executive Director has concluded that the objection letters do not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letters. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency with the Coastal Act, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit. In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit 5-88-784-A3 to January 11, 2016, one year from the previous date of expiration.

The Johnson Family

411 Arenoso Lane # B

San Clemente, CA 92672

Terry Cell: 909-938-9439 Jami Cell: 909-938-9518

E-Mail: terrance.johnson@me.com jamijojohnson@me.com

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South Coast Region

MAR 11 2015

CALIFORNIA
COASTAL COMMISSION

March 2, 2015

Shannon Vaughn
Coastal Program Analyst
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Dear Shannon:

Please reference the letter I received today, March 2, 2015 regarding NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT AMENDMENT 5-88-784-A3.

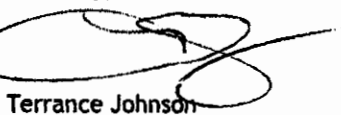
Please accept this written letter as my formal objection to the one year extension of CDP Amendment 5-88-784-A3.

We purchased our home in San Clemente in November of 2013. One of the real exciting and valuable considerations in our purchase, was the fact that the bluff in question was open to us for viewing of the magnificent coastline for which we came to San Clemente. The pending construction of the viewing areas was described to us during the sales process and in the paperwork of the real estate transaction.

To this day, despite pouring over the paperwork provided and exhausting research for public records, we remain confused as to why this hasn't already happened and why this process has taken so long.

We strongly object to the extension, and respectfully plead to the Coastal Commission to enforce the construction of the agreed upon plan.

Sincerely,



Terrance Johnson



Jami Johnson

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South Coast Region

MAR 13 2015

MARK & DAWNE BELL
2280 N. 4TH AVE., UPLAND, CA 91784
909-946-5418

CALIFORNIA
COASTAL COMMISSION

March 8, 2015

Shannon Vaughn
Coastal Program Analyst
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

Dear Shannon

We are writing to you regarding the Notice of Exentsion Request for Coastal Development Permit Amendment 5-88-784-A3 received by some of the residents on Arenoso Lane, San Clemente.

As frequent vistors to the 411 Arenoso Lane condominiums we look forward to being able to access and view the beautiful coastline of San Clemente from this public access vista. Furthermore, we should be able to do this without concern of possible confrontations from surrounding property owners who were made aware of this public access at the time of their purchase.

We ask that the Coastal Commission enforce the agreement by the Builder to improve the bluff as agreed upon at the time of building Vista Pacific Villas.

We strongly object to this one year extension with regard to Amendment 5-88-784-A3.

Respectfully

Mark Bell



Dawne Bell



ANTHONY & NICHOLE SCOTT
1669 PINEHURST
UPLAND, CA 91784
909-732-1894

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MAR 13 2015

CALIFORNIA
COASTAL COMMISSION

March 8, 2015

Charles Lester
Executive Director
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
562-590-5071

Dear Charles:

We are writing to you regarding the Notice of Extension Request for Coastal Development Permit Amendment 5-88-784-A3 received by some of the residents on Arenoso Lane in San Clemente.

We strongly object to this one year extension with regard to Amendment 5-88-784-A3.

Respectfully


Anthony Scott


Nichole Scott

Joe and Julie Baeskens
411 Arenoso Lane # C
San Clemente, CA 92672
(951) 522-3103
sdrbjoe@yahoo.com

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South Coast Region

MAR 18 2015

CALIFORNIA
COASTAL COMMISSION

9-Mar-15

Shannon Vaughn
Coastal Program Analyst
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

Dear Shannon,

This letter is in regards to: NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT AMENDMENT 5-88-784-A3.

Please accept this written letter as my formal objection to the one year extension of CDP Amendment 5-88-784-A3.

When we purchased our condo on Arenoso Lane we were told that a picnic/viewing area was going to be built on the bluff across the street, due to the building referred to as 412 Vista Pacifica Villas blocking our view of the coastline. When I was told that this project has been on hold for some time now I wanted to know why. It seems that the residents on the bluff in question have been, at times, downright nasty to people in this public area. The sooner this already approved project gets completed the sooner our presence their will be legitimized and we can enjoy the area in peace.

Again, we strongly object to the extension, and respectfully plead to the Coastal Commission to enforce the construction of the agreed upon plan.

Sincerely,


Joe Baeskens


Julie Baeskens

3-12-15

Shannon,

Thank you for taking a few minutes today to discuss the procedure of making an objection to the proposed extension of "Coastal Development Permit Amendment 5-88-784-A3". I recently purchased a property in San Clemente that is directly across the street from the Public Access for viewing in San Clemente. For one not familiar with this viewing area, it sits directly in front of a Condominium property that overlooks the Pacific Ocean. Although the area is not large, it is one of the most scenic in San Clemente. In fact, it was a major selling point in our decision to purchase the property mentioned. Our realtor indicated that it was "law" that the builder of the Condo that borders the Public Access was required to develop a public area with benches & possibly a path to the beach. This added great value and consideration in our decision to purchase the property. The way the viewing area is set up currently, no specific boundaries exist and one feels like a "guest" on the public area. In fact, on 2 separate occasions, we have been confronted by owners of the Condo Complex telling us to vacate the area. My hope is that the Coastal Commission will not extend the request and have those required to "develop" the area carry out their responsibility.

Respectfully,

John & Amy Santia
(909) 519-7627

Vaughn, Shannon@Coastal

From: Benjamin Santia <benjamin.santia@gmail.com>
Sent: Saturday, March 14, 2015 7:03 PM
To: Vaughn, Shannon@Coastal
Subject: Letter of Objection 5-88-784-A3

Dear Shannon,

I am writing today to voice my concern about the promised viewing area in front of 412 Vista Pacifica Villas. My family purchased a condo at 411 Arenoso and our understanding was that the area in front of the Villas (on the bluff) was to be a public viewing area and that there were two planned viewing areas on that bluff as well. During the last year and 4 months my family has gone out on the bluff to enjoy the view (as we believed was our right) but we have been faced with some challenges. One challenge is the discomfort of having my dad and my uncle yelled at for being on the bluff from an owner at the Villa's. This was very upsetting for the rest of the family and I have not wanted to go out on the bluff since then. In addition, I have an 86 year grandfather that I would love to take out on the bluff, however, he is unsteady in his walking and I feel uncomfortable bringing a chair along following the incident with the owner who was yelling. For this reason, I simply don't bring my grandfather out and he cannot make it down to the beach at Linda Lane. My hope is that designated viewing areas would validate our right to be in that area, enjoying the coast and it would also allow a spot for my grandfather to enjoy the view.

Thank you in advance for taking my concerns under consideration.

Respectfully,

Ben Santia