

CALIFORNIA COASTAL COMMISSION

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



Th9

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 04, 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 June 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-14-1917-W Attn: Ralph Taylor</p>	<p>Demolition of a single-story, single-family residence and construction of a 2,918 sq. ft., 25-foot high, 2-story, single family residence with roof deck and 4 on-site parking spaces. Driveway to be widened by 2 feet to accommodate 2-car garage and covered guest space; the amount of on-street parking will not be reduced by the driveway widening.</p>	<p>717 Ocean Ave., Seal Beach, CA 06059-199-33-011</p>
<p>5-15-0406-W Attn: Janet Moore</p>	<p>Demolish a two-story, 2,964 sq. ft. single-family residence and construct a two-story, approximately 29 ft. high, 2,933 sq. ft. single-family residence with an attached 362 sq. ft. two-car garage, and 170 sq. ft. of deck space. The project includes approximately 1,167 sq. ft. of paved hardscape, and 118 sq. ft. of landscape.</p>	<p>4005 Marcus Ave., Newport Beach, CA 92663 06059-423-053-07</p>
<p>5-15-0426-W MGI Construction, Inc. Attn: Mark Goings</p>	<p>Construction of an approximately 30 ft. high, 1,799 sq. ft. single-family residence with an attached 534 sq. ft. two-car garage, and 885 sq. ft. of deck space, and construction of a detached 731 sq. ft. commercial office building on a vacant lot. The proposed 3-level residence includes an entirely subterranean first level, or basement, and the 2-level commercial office building includes a partially subterranean first level office. The project involves landscape and hardscape improvements, and approximately 615 cubic yards of total grading.</p>	<p>176 Avenida Cabrillo, San Clemente, CA 06059-058-073-43</p>
<p>5-15-0435-W Attn: Lance Lauderdale</p>	<p>Demolition of a 1,350 square foot, two-story, single family residence with attached garage, and construction of a two-story, 27-foot high, single-family residence of approximately 1,773 square feet, with roof deck and an attached 400 square foot garage.</p>	<p>104 Walnut St., Newport Beach, CA 92663 06059-045-093-09</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-15-0467-W

City of San Clemente,
Engineering Division,
Attn: Amir Ilkhanipour,
P.E., Senior Civil
Engineer

Install a new Via Ballena Storm Drain within the public street right-of-way starting at 249 Via Ballena, San Clemente. The new storm drain will divert the street flow away from an existing severed storm drain and through the new pipe system within the public streets, which will be connected to an existing storm facility on Via Cascadita. There will be approximately 900 lineal feet of 24-inch diameter pipe on Via Cascadita, approximately 70 lineal feet of 24-inch diameter pipe on Via Ballena, approximately 250 linear feet of 42-inch diameter on Via Ballena, and approximately 1, 190 lineal feet of 30-inch diameter pipe on Via Ballena.

249 Via Ballena, San Clemente, CA 92672
06059-691-041-17

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>
5-10-058-A1 Attn: James Mahfood	Replace concrete walkway over coastal bluff slope stabilization work. Construct curb to prevent bluff edge runoff, resurface existing patio and replace railings.	813 Buena Vista, San Clemente 06059-692-082-03

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-178-E1 Attn: Lisa Cervantes-Morehart	Installation of a new concrete bulkhead associated with an existing business/commercial building on a property fronting Newport Bay. The new bulkhead will be installed 10-feet into the bay from the existing property and will extend the width of the property for approximately 60-feet, with a return wall at each terminus.	2808 Lafayette Rd., Newport Beach, CA 92663 06059-047-023-06
5-12-160-E1 Golf Realty Fund Attn: Robert O. Hill	Demolition of an existing tennis clubhouse, surface parking lot and 17 tennis courts and construction of a new 3,725 sq. ft. tennis clubhouse including pro shop, lobby, office and locker rooms, swimming pool, storage shed, 7,490 sq. ft. Spa/Fitness Center, Spa Bar; Tentative Parcel Map to subdivide the two underlying lots into eight lots; construction of 5 single family residences (from 2,201 - 6,384 sq. ft.) and 27 rental bungalows (from 570 - 2,485 sq. ft.) with a 2,170 sq. ft. Guest Center and 50 parking spaces; hardscape and drainage improvements and new landscaping on a 7 acre inland site.	1602 E. Coast Hwy., Newport Beach 06059-442-011-64, 06059-442-011-65
A-5-DPT-05-306-E2 Mehrdad Safari Attn: Abraham Mosaddegh	Construct 14,017 square foot, 2-story, single family residence, 9-car parking garage, 2 separate 1-story accessory buildings totaling 3,407 square feet, and landscape/hardscape on a vacant 14.66 acre lot; construction of retaining walls and grading to remediate landslides along Caribbean Drive and grading and to prepare site for development consisting of 15,452 cubic yards of cut, 9,402 cubic yards of fill and 6,050 cubic yards of export to location outside of Coastal Zone; and creation of on-site 700 square foot wetland mitigation to offset impacts to 174 square foot wetland caused by landslide remediation.	32354 Caribbean Dr., Dana Point 06059-670-101-21

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May 28, 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: 5-14-1917-W

Applicant: Ralph E Taylor, Trustee of the Tezel Trust

Location: 717 Ocean Avenue, Seal Beach, Orange County

Proposed Development: Demolition of a single-story, single-family residence and construction of a 2,918 sq. ft., 25-foot high, 2-story, single family residence with roof deck and 4 on-site parking spaces. Driveway to be widened by 2 feet to accommodate 2-car garage and covered guest space; the amount of on-street parking will not be reduced by the driveway widening.

Rationale: The proposed project is located on a developed 3,252 sq. ft. lot approximately 290 ft. from the beach in an established residential neighborhood of Seal Beach in Orange County. The subject site is designated as residential high density by the City of Seal Beach. The proposed project was approved in concept by the City of Seal Beach Planning Department on December 18, 2014. No previous coastal development permits exist for the site. The proposed project is consistent with the Commission's parking requirement of two covered parking spaces per unit with four on-site parking spaces. The widening of the driveway will reduce curbside parking space from 36 to 34 linear feet, but will not have a significant impact on public on-street parking. The project is designed to be compatible with the character of the surrounding area. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal resources. Roof gutter and downspouts will direct water toward permeable areas, trench drains, and planter boxes. All landscaping will be non-invasive and consists of primarily 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 **June 10 – 12, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Shannon Vaughn
Coastal Program Analyst

Cc: File

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May 28, 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: 5-15-0406-W

Applicant: Janet Moore

Location: 4005 MARCUS AVE., NEWPORT BEACH (ORANGE COUNTY)

Proposed Development: Demolish a two-story, 2,964 sq. ft. single-family residence and construct a two-story, approximately 29 ft. high, 2,933 sq. ft. single-family residence with an attached 362 sq. ft. two-car garage, and 170 sq. ft. of deck space. The project includes approximately 1,167 sq. ft. of paved hardscape, and 118 sq. ft. of landscape.

Rationale: The subject site is a 2,998 sq. ft. lot designated for R-2, two-unit residential, in the City of Newport Beach Land Use Plan (LUP) and is located on a bulkhead lot. No work is proposed to the bulkhead or dock. The proposed project conforms to the Commission's parking requirement of 2 spaces per residential unit. Public access to the bay is available at the Channel Pl. terminus, and through Newport Island Park located one block south of the site. Diverting storm drain runoff into an on-site water infiltration system is consistent with the policies of the Coastal Act. Construction best management practices including the use of gravel bags to control erosion during construction are included in the project plans. New plantings shall be CA-IPC non-invasive and drought-tolerant species. The applicant has indicated the proposed project will comply with the applicable water efficiency and conservation measures of the City's adopted CAL Green standards concerning irrigation systems, and efficient fixtures and appliances. 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 the designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 10-12, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Marlene Alvarado
Staff Analyst

cc: Commissioners/File

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May 28, 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: 5-15-0426-W

Applicant: Mark Goings, MGI Construction, Inc.

Location: 176 AVENIDA CABRILLO, SAN CLEMENTE (ORANGE COUNTY)

Proposed Development: Construction of an approximately 30 ft. high, 1,799 sq. ft. single-family residence with an attached 534 sq. ft. two-car garage, and 885 sq. ft. of deck space, and construction of a detached 731 sq. ft. commercial office building on a vacant lot. The proposed 3-level residence includes an entirely subterranean first level, or basement, and the 2-level commercial office building includes a partially subterranean first level office. The project involves landscape and hardscape improvements, and approximately 615 cubic yards of total grading.

Rationale: The subject site is a 4,000 sq. ft. inland lot in the downtown core of the City of San Clemente, approximately half a mile from the beach, and is designated for Mixed-use with Central Business and Architectural overlays (MU3) in the certified Land Use Plan. The proposed project provides parking which meets the City's parking requirement of one space per 350 sq. ft. of commercial office floor and two spaces per residential unit; the required 3.93 spaces were rounded down to 3 spaces per City's Municipal Code. The proposed project conforms to the proposed City zoning standards of a 33 foot height limit above grade as calculated by the City. Diverting storm drain runoff into permeable surfaces and/or into an on-site water infiltration system 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 will be CA-IPC non-invasive and drought-tolerant species. The applicant has indicated that the project will comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances. 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 the designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 10-12, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Marlene Alvarado
Staff Analyst

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May 27, 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: 5-15-0435-W

Applicant: Lance Lauderdale

Location: 104 Walnut Street, Newport Beach (Orange County)

Proposed Development: Demolition of a 1,350 square foot, two-story, single family residence with attached garage, and construction of a two-story, 27-foot high, single-family residence of approximately 1,773 square feet, with roof deck and an attached 400 square foot garage.

Rationale: The project site is located on a developed 1,638 sq. ft. lot approximately 105 ft. from the beach behind the first row of beach fronting residences in an established neighborhood of Newport Beach, Orange County. The applicant received Approval in Concept from the City of Newport Beach Planning Department on March 30, 2015. The site is designated as R-2, two-unit residential land use by the City of Newport Beach and the proposed development is consistent with the zoning. The proposed project will comply with all setback and height requirements. The applicant has indicated the proposed project will comply with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning efficient fixtures and appliances. 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 June 10-12, 2015 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Mandy Revell
Staff Analyst

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May 28, 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: 5-15-0467-W

Applicant: City of San Clemente, Engineering Division

Location: 249 VIA BALLENA SAN CLEMENTE (ORANGE COUNTY)

Proposed Development: Install a new Via Ballena Storm Drain within the public street right-of-way starting at 249 Via Ballena, San Clemente. The new storm drain will divert the street flow away from an existing severed storm drain and through the new pipe system within the public streets, which will be connected to an existing storm facility on Via Cascadita. There will be approximately 900 lineal feet of 24-inch diameter pipe on Via Cascadita, approximately 70 lineal feet of 24-inch diameter pipe on Via Ballena, approximately 250 linear feet of 42-inch diameter pipe on Via Ballena, and approximately 1, 190 lineal feet of 30-inch diameter pipe on Via Ballena.

Rationale: The subject site is the public right-of-way at Via Ballena and Via Cascadita in San Clemente and is not within the first public road and the sea. The existing storm drain has been severed as a result of a slope failure; the applicant will apply for a separate permit to abandon this drain pipe and to remove the temporary pipes. The proposed new storm drain will not increase runoff. Construction Best Management Practices (BMPs) are proposed to avoid erosion and water quality impacts during project construction, including filtered catch basins, sandbags, wash-out basins, and street sweeping. Construction is proposed during the off-peak summer season and will be phased to minimize traffic due to construction activities. Traffic management will be performed in accordance with the Work Area Traffic Control Handbook (WATCH). 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 **June 10-12, 2015** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Charles Lester,
Executive Director

Marlene Alvarado
Staff Analyst

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NOTICE OF PROPOSED PERMIT AMENDMENT (Immaterial)
Coastal Development Permit Amendment No. 5-10-058-A1

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 2, 2015

SUBJECT: Permit No. 5-10-058-A1 granted to **James Mahfood** for: Coastal bluff slope stabilization consisting of vertical soldier piles, wood lagging and backfill, tieback anchors at each soldier pile and a shotcrete wall connected to the piles with reinforcing steel to protect an existing 9-unit multiple-family residential structure on the bluff top.

PROJECT SITE: 813 BUENA VISTA SAN CLEMENTE (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):

Replace private residential concrete walkway over coastal bluff slope stabilization work. Construct curb to prevent bluff edge runoff, resurface existing patio and replace railings.

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 existing private residential concrete walkway provided access around the seaward side of the apartment building and was demolished during the bluff stabilization construction process. The proposed concrete walkway will be replaced, measuring approximately 4 feet wide from the furthest edge of the building extending to the bluff edge, will not extend past the line of current development, and will not rely on the bluff stabilization work. The existing patio located on the north side of the building will be resurfaced with lightweight tiles. A drainage curb and open-style stainless steel hand railings will surround the patio and the concrete walkway. The drainage curb will direct water away from the bluff edge and toward the existing storm drain system.

If you have any questions about the proposal or wish to register an objection, please contact Amber Dobson at the phone number provided above.

CALIFORNIA COASTAL COMMISSION

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(5-11-178-E1)

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

2 June 2015

Notice is hereby given that **Lisa Cervantes-Morehart** has applied for a one-year extension of **Coastal Development Permit No. 5-11-178**, granted by the California Coastal Commission on **March 6, 2013** for development consisting of:

Installation of a new concrete seawall/bulkhead to protect an existing business/commercial building on a property fronting Lower Newport Bay (Rhine Channel). The proposed new seawall/bulkhead would be installed 10-feet into the bay from the existing building and would span the 60-foot width of the property, with a return wall at each terminus.

at: **2808 Lafayette Road, Newport Beach, 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: Fernie Sy
Coastal Program Analyst II

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-12-160-E1

June 2, 2015

Notice is hereby given that Golf Realty Fund, Robert O. Hill has applied for a one year extension of 5-12-160 granted by the California Coastal Commission on April 10, 2013

for: Demolition of an existing tennis clubhouse, surface parking lot and 17 tennis courts and construction of a new 3,725 sq. ft. tennis clubhouse including pro shop, lobby, office and locker rooms, swimming pool, storage shed, 7,490 sq. ft. Spa/Fitness Center, Spa Bar; Tentative Parcel Map to subdivide the two underlying lots into eight lots; construction of 5 single family residences (from 2,201- 6,384 sq. ft.) and 27 rental bungalows (from 570- 2,485 sq. ft.) with a 2,170 sq. ft. Guest Center and 50 parking spaces; hardscape and drainage improvements and new landscaping on a 7 acre inland site.

at: 1602 COAST HWY., NEWPORT BEACH (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

A handwritten signature in black ink, appearing to read "Amber Dobson".

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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(A-5-DPT-05-306-E2)**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

2 June 2015

Notice is hereby given that **Caribbean Dana Point Investors, LLC** has applied for a one-year extension of Coastal Development Permit **A-5-DPT-05-306**, granted by the California Coastal Commission on **April 13, 2012** for:

Construct 14,017 square foot, 2-story, single-family residence, 9-car parking garage, 2 separate 1-story accessory buildings totaling 3,407 square feet, and landscape/hardscape on a vacant 14.66 acre lot; construction of retaining walls and grading to remediate landslides along Caribbean Drive and grading and to prepare site for development consisting of 15,452 cubic yards of cut, 9,402 cubic yards of fill and 6,050 cubic yards of export to location outside of Coastal Zone; and creation of on-site 700 square foot wetland mitigation to offset impacts to 174 square foot wetland caused by landslide remediation.

At: **32354 Caribbean Drive, Dana Point, County of Orange County**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: Fernie Sy
Coastal Program Analyst II