

CALIFORNIA COASTAL COMMISSION

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

Th16

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 10, 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 August 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>
<p>5-15-0589-W Attn: Thomas & Nancy Hetherington</p>	<p>Remodel of and addition to a single-story, 800 sq. ft., single-family residence with a detached 366 sq. ft. two-car garage. More specifically, the project consists of: 1) demolition of the existing garage and construction of a new 425 sq. ft., attached two-car garage with a new 568 sq. ft. covered roof deck; 2) interior remodel of and addition of 831 sq. ft. to the existing residence; 3) reframing 30% of the existing roof to support a solar electric system; and 4) landscaping improvements including the installation of astro turf and noninvasive drought tolerant plants. The project will result in a 1,681 sq. ft., single-story, single-family residence, with a maximum height of approximately 23' 6", an attached 425 sq. ft. two-car garage, a roof deck, and a roof access structure. No grading is proposed. Drainage from the roof and non-permeable areas will be directed toward permeable areas before entering the main storm drain.</p>	<p>319 – 14th St., Seal Beach, CA 90740 06059-043-133-03</p>
<p>5-15-0644-W Attn: Jay Golison</p>	<p>Remodel and addition to existing two story single-family residence to convert 158 sq. ft. of living space on the first floor to additional garage area, remodel second floor to create stairway to new 877 sq. ft. third floor. The new three story, 2,174 sq. ft. residence will be a maximum of 35 ft. tall. No grading or landscaping is proposed.</p>	<p>17165 S Pacific Ave., Sunset Beach, CA 90742 06059-178-553-05</p>

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>5-15-0771-W Attn: Chris Rollinson</p>	<p>Removal of existing mobile home and installation of an approximately 1,208 sq. ft., 16 ft. high, one-story manufactured home with a 10 ft. by 26 ft. carport awning and a shed on a vacant space. In preparation for the new home, 6 in. road base will be installed to mitigate water accumulation. All storm water runoff will be directed toward the street drainage system. Hardscape improvements include the installation of decomposed granite to allow percolation of rain water into areas of exposed soil. All proposed landscaping will be drought tolerant and non-invasive; the planter area will be irrigated using a water-wise drip irrigation system with soil moisture-based controllers. Minimal grading is proposed.</p>	<p>263 Mayflower Dr. (Bayside Village Mobile Home Park), Newport Beach, CA 06059-892-212-62</p>
<p>5-15-0827-W Attn: Donald Garcia</p>	<p>Demolition of an existing single-family residence and construction of a new two-story 2,558 square foot single-family residence with an attached 580 square foot three-car garage. In addition, there will be an 864 square foot roof deck. The maximum height of the structure will be 24 feet above existing grade. No grading is proposed. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>1505 Ocean Blvd, Newport Beach, CA 92661 06059-048-202-02</p>
<p>5-15-1103-W Orange County Public Works, Attn: Thomas Wright</p>	<p>The hand digging of 9 geotechnical test pits 4-feet long x 4-feet wide x 4-feet deep on the eastern toe of the levee slope to evaluate the structural integrity of the levee. No vegetation will be removed as part of the project. The dirt stockpiling will be next to the pits on a tarp. The pits will be refilled when the work is completed.</p>	<p>East levee for the Santa Ana River and Greenville-Banning Channel between Pacific Coast Highway and Victoria, Newport Beach and Costa Mesa (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-84-329-E1 Attn: Gaurav Garg</p>	<p>Application for a one year extension of 5-84-329-A1 granted by the California Coastal Commission on August 14, 2013 for: Request to modify deed restriction imposed as a condition of approval for the original permit (5-84-329) affecting bluff edge setback requirements on the subject property and to authorize a remodel of an existing 38' tall, 4,592 sq. ft. single-family residence including a 458 sq. ft. living space addition and 116 sq. ft. garage addition; reconfiguration of decks resulting in a 160 sq. ft. second story deck and 225 sq. ft. third story deck; hardscape improvements including demolition of unpermitted 4 ft.-tall screen wall along bluff edge and re-construction with a 5' bluff edge setback; and landscaping on 11,238 sq. ft. coastal bluff lot.</p>	<p>56 N. La Senda, Laguna Beach, CA 06059-056-172-49</p>

Emergency Actions Without A Permit/Coastal Act Section 30611

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July 13, 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 (CDP) 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: 5-15-0589-W

Applicant: Thomas & Nancy Hetherington

Location: 319 14th Street, Seal Beach, (Orange Coutny)

Proposed Development: Remodel of and addition to a single-story, 800 sq. ft., single-family residence with a detached 366 sq. ft. two-car garage. More specifically, the project consists of: 1) demolition of the existing garage and construction of a new 425 sq. ft., attached two-car garage with a new 568 sq. ft. covered roof deck; 2) interior remodel and addition of 831 sq. ft. to the existing residence; 3) reframing 30% of the existing roof to support a solar electric system; and 4) landscaping improvements including the installation of astro turf and noninvasive drought tolerant plants. The project will result in a 1,681 sq. ft., single-story, single-family residence, with a maximum height of approximately 23' - 3". No grading is proposed. Drainage from the roof and non-permeable areas will be directed toward permeable areas before entering the main storm drain.

Rationale: The project site is a 3,750 sq. ft. inland lot not located between the first public road and the sea and is designated as residential medium density in the City of Seal Beach Zoning Code. The project is consistent with the Commission's parking requirement of 2 spaces per unit. Public access to the beach exists west of the project site at the end of 14th Street. The project received and approval in concept from the City of Seal Beach on May 8, 2015. Construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **August 12 - 14, 2015** meeting. If three (3) Commissioners object to this waiver of permit requirements, a CDP will be required.

Charles Lester,
Executive Director

A handwritten signature in black ink, appearing to read "Shannon Vaughn".

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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July 30, 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: 5-15-0644-W **Applicant:** Jay Golison

Location: 17165 S. Pacific Avenue, Sunset Beach (Orange County)

Proposed Development: Remodel and addition to existing two story single-family residence to convert 158 sq. ft. of living space on the first floor to additional garage area, remodel second floor to create stairway to new 877 sq. ft. third floor. The new three story, 2,174 sq. ft. residence will be a maximum of 35 ft. tall. No grading or landscaping is proposed.

Rationale: The subject site is a 1,215 sq. ft. lot designated residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located on a beachfront lot. The proposed project is designed to be compatible with the character of the surrounding development. All proposed development is within private property lines, there are no existing encroachments onto public property. Adequate measures to address erosion and water quality have been incorporated into the project design and for the project's construction phase. Vertical public coastal access to the beach is available approximately 65 ft. east of the site. 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 August 12-14, 2015 meeting. If three (3) 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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July 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#: 5-15-0771-W**APPLICANT:** Chris Rollinson**LOCATION:** 263 Mayflower Dr. (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of existing mobile home and installation of an approximately 1,208 sq. ft., 16 ft. high, one-story manufactured home with a 10 ft. by 26 ft. carport awning and a shed on a vacant space. In preparation for the new home, 6 in. road base will be installed to mitigate water accumulation. All storm water runoff will be directed toward the street drainage system. Hardscape improvements include the installation of decomposed granite to allow percolation of rain water into areas of exposed soil. All proposed landscaping will be drought tolerant and non-invasive; the planter area will be irrigated using a water-wise drip irrigation system with soil moisture-based controllers. Minimal grading is proposed.

RATIONALE: The subject site consists of an approximately 2202 sq. ft. mobile home space located on a larger parcel designated as Multiple Residential (RM) in the certified City of Newport Beach Land Use Plan (LUP), and is located between the first public road and the sea. The subject site is located at least 900 ft. from the bay and in the Bayside Village Mobile Home Park, which is identified by the City as one of its affordable housing resources. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One (1) parking space is provided on-site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. 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 **August 12-14, 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

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July 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: 5-15-0827

Applicant: Donald Garcia

Location: 1505 East Ocean Blvd., Newport Beach (Orange County)

Proposed Development: PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3-story 2,892 square foot single-family residence with an attached 493 square-foot 2-car garage. The maximum height of the structure will be approximately 29 feet above existing grade, and the project will include 181 cubic yards of grading. Drainage from the roof drains and surface water will be directed trench drains before entering the main storm drain system.

RATIONALE: The subject site is approximately 2,465 square feet in size, is designated as single family detached residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea but is not a beachfront lot. The proposed project conforms to the Commission's parking requirement (two spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access is available approximately 35 feet west of the project site at the end of "G" Street. Directing storm drain runoff to trench drains is consistent with the marine protection policies of the Coastal Act. 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 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 **August 12-14, 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
Coastal Program Analyst

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July 31, 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: 5-15-1103

Applicant: Orange County Public Works, Attn: Thomas D. Wright & Vincent Gin

Location: East levee for the Santa Ana River and Greenville-Banning Channel between Pacific Coast Highway and Victoria, Newport Beach and Costa Mesa (Orange County)

Proposed Development: The hand digging of 9 geotechnical test pits 4-feet long x 4-feet wide x 4-feet deep on the eastern toe of the levee slope to evaluate the structural integrity of the levee. No vegetation will be removed as part of the project. The dirt stockpiling will be next to the pits on a tarp. The pits will be refilled when the work is completed.

Rationale: The project sites are located along the toe of the eastern levee adjacent to Talbert Marsh. To ensure that no sensitive resources are impacted, the applicant will have a qualified biologist monitoring the activity and no dug up earth material will be allowed to enter the marsh. No construction work will impact the public bike path on the levee. The project has also been designed so as not to adversely impact biological resources. 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 **August 12-14, 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

Fernie Sy
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-84-329-E1**August 10, 2015**

Notice is hereby given that Gaurav Garg and Kamal Shah have applied for a one year extension of 5-84-329-A1 granted by the California Coastal Commission on August 14, 2013.

for: Request to modify deed restriction imposed as a condition of approval for the original permit (5-84-329) affecting bluff edge setback requirements on the subject property and to authorize a remodel of an existing 38' tall, 4,592 sq. ft. single-family residence including a 458 sq. ft. living space addition and 116 sq. ft. garage addition; reconfiguration of decks resulting in a 160 sq. ft. second story deck and 225 sq. ft. third story deck; hardscape improvements including demolition of unpermitted 4 ft.-tall screen wall along bluff edge and re-construction with a 5' bluff edge setback; and landscaping on 11,238 sq. ft. coastal bluff lot.

at: 56 N. La Senda, Laguna Beach, County of Orange

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

Marlene Alvarado
Staff Analyst

CALIFORNIA COASTAL COMMISSION

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



July 17, 2015

City of Seal Beach
Attn: Jim Basham, Director of Community Development
211 Eighth Street
Seal Beach, CA 90740

**Subject: RESPONSE TO NOTICE OF EMERGENCY ACTION TO RELOCATE
HISTORIC COTTAGE**

Dear Mr. Basham:

On July 15, 2015, the Executive Director received your notice of emergency action without a permit. Commission staff has reviewed your notice and will report it to the Coastal Commission with a summary of the facts at the next Commission meeting August 12-14 in Chula Vista, California.

Based on your letter and on phone conversations with City staff, Commission staff understands that the City of Seal Beach has taken action to relocate a historic approximately 180 square foot cottage which the City states was in imminent danger of being destroyed by a private party which had previously offered to donate the structure to the City.

The City's emergency action may be found to be consistent with the provisions of Section 30611 of the Coastal Act, but based on your letter and on phone conversations with staff, the City acknowledges that a coastal development permit is required in order to permanently relocate and display the cottage at a new site. Any improvements to or permanent relocation of the structure constitute development and are not exempt from coastal development permit requirements, whether or not the structure is habitable. Any proposed plan for improvements to or permanent relocation of the structure must be consistent with the Coastal Act including the public access and visual resources policies. The City should apply for a coastal development permit within 90 days.

Thank you for providing notice of the City's action and for your dedication to both local historic resources and coastal resources. You may reach the Commission's South Coast District staff at (562) 590-5071 if you have any questions.

CHARLES LESTER
Executive Director

By: Zach Rehm
Coastal Program Analyst

cc: Commissioners/File