

CALIFORNIA COASTAL COMMISSION

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



W12

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 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 September 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>
5-15-0440-W Attn: Shigeko Hosokawa	Addition and remodel of an existing 1,863 square foot two-story, single family residence, including addition of approximately 940 square feet, new second floor balcony, relocation of the garage to the rear of the property with alley access, and new hardscape. No grading and no landscaping is proposed.	7403 Seashore Dr, Newport Beach, CA 92663 06059-045-021-02
5-15-0924-W Attn: Don Evans & Kathleen Halsey	Addition of a 3rd floor w/a viewing deck and gas fire place.	17079 S Pacific Ave, Sunset Beach, CA 06059-178-545-08

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>5-15-0448-W Attn: Marianne and Marlowe D. Moy</p>	<p>Demolition of an existing two story single family residence and construction of a new 29-ft. tall, two story, 6,011 sq. ft. single family residence including a three-car garage on a 6,001 sq. ft. bay front lot with bulkhead/seawall on Linda Isle. Grading consisting of 624 cu. yds. cut/fill for over excavation and re-compaction for site preparation, hardscape, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed. Project includes new tie-backs connected to new concrete deadmen for repair/reinforcement of existing bulkhead in its existing location. Demolition and re-construction of a concrete deck including a cantilevered deck over coastal waters. No work proposed to existing private dock system.</p>	<p>45 Linda Isle, Newport Beach, CA 06059-050-451-16</p>
<p>5-15-0785-W Attn: Steven Hanna</p>	<p>Demolition of an approximately 391 ft² single-family residence with one parking space and construction of a 1,473 ft², three-story single-family residence with a maximum height of 35'; a 383 ft² two-car garage, with one additional uncovered parking space; and a 241 ft² roof deck; on a 875 ft² lot. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed toward permeable areas or French drains before entering the main storm drain system.</p>	<p>C-22 Surfside (16114 Pacific Ave), Seal Beach, CA 90743 06059-178-461-23</p>
<p>5-15-0974-W Attn: William & Teri Gimple</p>	<p>Installation of an approximately 1,412 sq. ft., 16 ft. high, one-story manufactured home with a 10 ft.-1 inch by 26 ft. carport awning. Hardscape improvements include the installation of decorative gravel in the landscape areas. Rain water will be directed toward the landscape areas to percolate into areas of exposed soil. No vegetative landscaping is currently proposed. Minimal grading is proposed.</p>	<p>251 Mayflower Drive (Bayside Village Mobile Home Park), Newport Beach, CA</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-1024-W 11th Street Partners 1 LLC</p>	<p>Demolition of a single family residence straddling two legal lots and construction of two new 25-ft. tall, 2,916 sq. ft. single family residences with attached 393 sq. ft. two-car garages on each of the two 2,937 sq. ft. lots. Minor grading consisting of 18-in. over excavation and re-compaction for site preparation, hardscape, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed.</p>	<p>135 11th Street, Seal Beach, CA 90740 06059-199-042-06</p>
<p>5-15-1066-W Attn: Lynn Larson</p>	<p>Remove a single story double wide mobile home and replace it with a new single wide 2-story modular home</p>	<p>122 Cottonwood Lane, Seal Beach, CA 90740 06059-891-609-02</p>
<p>5-15-1067-W Montero NB LLC Attn: Jami Deusterman</p>	<p>Demolition of a one-story, single family residence and garage and construction of a new three-story, 29-ft. tall, 2,598 sq. ft. (including a 2-car garage) single family dwelling, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction for site preparation. Roof downspouts will be directed to landscaped areas and hardscape areas drain to catch basins with bottomless drains prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants proposed.</p>	<p>305 Montero Ave, Newport Beach, CA 92661 06059-048-062-20</p>
<p>5-15-1098-W Attn: Ibis Hernandez</p>	<p>Installation of an approximately 1,400 sq. ft., 15 ft. 9-inch high, one-story manufactured home with an approximately 11 ft. by 26 ft. carport awning. 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. 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>321 Mayflower Drive, Newport Beach, CA 92660 06059-892-213-21</p>

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>
5-92-168-A7 Monroe MBR, LLC, Attn: Bryan Elliott (KSL)	The revised project proposes: 1) the construction of a single-story, approximately 500 square foot restroom facility, which will include a total of four sinks and an outdoor shower; 2) the construction of a single-story, approximately 1,200 square foot pool bar, which will include a small service kitchen, dry storage, and bar; 3) the construction of a single-story, approximately 200 square-foot towel service facility; and 4) the removal of the existing fountain adjacent to the resort pool, and construction of two new spas. The existing pool deck will also be replaced.	1 Monarch Beach Resort, Dana Point Orange County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-089-E9 Three Arch Bay C S D Attn: Drew Harper, Executive Director	Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.	Three Arch Bay Community, Laguna Beach, CA (Orange County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property, or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
G-5-15-0021 City of Laguna Beach, Dept. of Public Works	Removal of approximately 15 lineal feet of failed 3 foot high retaining wall, removal of approximately 20 cubic yards of unstable slope material within a 500 square foot area above the retaining wall. Install erosion prevention devices to include a 2 foot high, temporary keystone wall to be constructed in place of the failed wall. No work will occur on the beach.	100 Pearl St, Laguna Beach, CA 92651

REPORT OF EMERGENCY ACTION

City of Seal Beach Sand replenishment

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August 27, 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: 5-15-0440-W **Applicant:** Shigeko Hosokawa
Location: 7403 Seashore Drive, Newport Beach (Orange County)

Proposed Development: Addition and remodel of an existing 1,863 square foot two-story, single family residence, including addition of approximately 940 square feet, new second floor balcony, relocation of the garage to the rear of the property with alley access, and new hardscape. No grading or landscaping is proposed.

Rationale: The subject site is a 2,263 sq. ft. inland lot designated as RT-E Two-Unit Residential in the City of Newport Beach Coastal Land Use Plan, and is located on an inland lot within 300 feet of the inland extent of a beach. Pursuant to the City of Newport Beach's zoning code, the maximum height of the proposed project is not to exceed 29 feet. The proposed project conforms to the Commission's parking requirement of two (2) parking spaces per residential unit. The proposed project is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and will not prejudice the City's ability to prepare a Certified Local Coastal Program. In addition, the proposed development 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 **September 9-11, 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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Waiver: 5-15-0924-W **Applicant:** Don Evans & Kathleen Halsey

Location: 17079 S. Pacific Avenue, Sunset Beach (Orange County)

Proposed Development: Addition of a third floor to an existing two story single-family residence, resulting in an increase of 961 square feet of living area. Construction of an interior elevator, servicing all three floors is also proposed. Exterior improvements include a new roof, and new windows and doors. The new three story, 2,174 sq. ft. residence will be approximately 33 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. The existing development on the site includes a patio/deck encroachment onto the public sandy beach on the ocean facing side of the lot, and no work is being proposed within the encroachment area. 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 **September 9-11, 2015** meeting. If three (3) 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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August 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: 5-15-0448-W

Applicant: Marianne and Marlowe D. Moy

Location: 45 LINDA ISLE, NEWPORT BEACH, (ORANGE COUNTY)

Proposed Development: Demolition of an existing two-story single family residence and construction of a new 29-ft. tall, two-story, 6,011 sq. ft. single family residence and three-car garage on a 6,001 sq. ft. bay front bulkhead lot on Linda Isle. Grading consisting of 624 cu. yds. cut/fill for over excavation and re-compaction for site preparation, new hardscape, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed; existing site trees to remain. Project includes new tie-backs connected to new concrete deadmen for repair/reinforcement of existing bulkhead in its existing location and demolition and re-construction of a concrete deck including a cantilevered deck section over coastal waters. No work proposed to existing private dock system.

Rationale: The subject site is a bay front lot designated as Single Unit Residential (RSD) in the City of Newport Beach Land Use Plan (LUP) located Linda Isle. The site is protected by an existing private bulkhead. No development or construction access is proposed seaward of the bulkhead. The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Public coastal access is available approximately 1,000 ft. across the bay from the site at a pocket beach on Bayshore Drive. The proposed development will not create any new impacts on existing public access, nor result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; 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.

This waiver will not become effective until reported to the Commission at their **September 9-11, 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

Liliana Roman
Coastal Program Analyst

cc: File

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Waiver: 5-15-0785-W

Applicant: Steven M. Hanna

Location: C-22 Surfside (16114 Pacific Avenue), Seal Beach (Orange County)

Proposed Development: Demolition of an approximately 391 ft² single-family residence with one parking space and construction of a 1,473 ft², three-story single-family residence with a maximum height of 35'; a 383 ft² two-car garage, with one additional uncovered parking space; and a 241 ft² roof deck; on a 875 ft² lot. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed toward permeable areas or French drains before entering the main storm drain system.

Rationale: The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot is 875 ft² and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed development meets the 35' height limit that the Commission has consistently applied to development in the Surfside Colony and would not result in an intensification of use of the site. The proposed project conforms with the Commission's parking requirement of two spaces per residential unit. Vertical public beach access is provided in the project area at the end of Anderson Street, a public street, approximately ½ a mile downcoast from the site. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public beach access is available along Sunset County Beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm water runoff to permeable surfaces is consistent with the marine protection 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 September 9-11, 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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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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WAIVER#: 5-15-0974-W**APPLICANT:** William & Teri Gimple**LOCATION:** 251 Mayflower Dr. (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Installation of an approximately 1,412 sq. ft., 16 ft. high, one-story manufactured home with a 10 ft.-1 inch by 26 ft. carport awning. Hardscape improvements include the installation of decorative gravel in the landscape areas. Rain water will be directed toward the landscape areas to percolate into areas of exposed soil. No vegetative landscaping is currently proposed. Minimal grading is proposed.

RATIONALE: The subject site consists of an approximately 2,487 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 550 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 **September 9-11, 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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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-15-1024-W

Applicant: 11th Street Partners 1 LLC

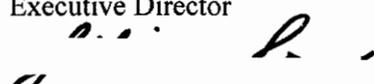
Location: 135 and 137 11TH STREET, SEAL BEACH, (ORANGE COUNTY)

Proposed Development: Demolition of a single family residence straddling two legal lots and construction of two new 25-ft. tall, 2,916 sq. ft. single family residences with attached 393 sq. ft. two-car garages on each of the two existing 2,937 sq. ft. lots. Minor grading consisting of 18-in. over excavation and re-compaction for site preparation, hardscape, site drainage improvements and minor landscaping utilizing drought tolerant, non-invasive plants proposed.

Rationale: The subject site is an inland lot not located between the first public road and the sea. The subject sites are two 2,937 sq. ft. lots designated residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design such as catch basins with bottomless drains to percolate runoff on site before reaching storm drains and during construction such as an erosion control plan. Public coastal access to the beach is available ~500 feet south of the site at the 11th St. street end. The proposed development will not adversely impact public access, coastal resources, public recreation or coastal views. 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 **September 9-11, 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


Lilia Roman
Coastal Program Analyst

cc: File

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Waiver: 5-15-1066 -W

Applicant: Lynn Larson

Location: 122 Cottonwood Lane, Seal Beach (Orange County)

Proposed Development: Remove existing 20 foot by 52 foot, single wide mobile home and install new 15 foot by 48 foot, 1,440 square foot, 26 foot high, two-story single wide modular home. Maximum height of structure will be 26 feet above natural and finished grade.

Rationale: The subject site is an existing, developed 1,863 square foot, interior lot within the Seal Beach Shores Mobile Home Park. The mobile home park is located between the sea and the first public road (tidally influenced downstream portion of the San Gabriel River). However, there is an existing public trail/bike path between the mobile home park and the river. The proposed development will have no impact on existing coastal access in the vicinity. The site is designated as RHD -33 (Residential High Density - 33) on the Seal Beach Zoning Map. The proposal to replace the existing mobile home with a modular home is consistent with the public access policies of Chapter 3 of the Coastal Act. Both the City of Seal Beach and Seal Beach Shores, Inc. have signed off on the proposed plans, and the applicant has applied for a permit from the California Department of Housing and Community Development. Parking will continue to be in an assigned stall in the mobile home community parking lot. No grading is proposed. Drainage from roof and surface area will flow to planter and/or to the City's main storm drain system. The proposed project design is compatible with the character of surrounding development and will not have any adverse 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 the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 9-11, 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.

Coastal Development Permit De Minimis Waiver

5-15-1066

Charles Lester,
Executive Director



Meg Vaughn
Coastal Program Analyst

cc: File

5-15-1066 Larson dw 9.15 mv

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August 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: 5-15-1067-W

Applicant: Montero NB LLC, Attn: Jami Lynn Deusterman

Location: 305 MONTERO AVE, NEWPORT BEACH (ORANGE COUNTY)

Proposed Development: Demolition of a one-story, single family residence and garage and construction of a new three-story, 29-ft. tall, 2,598 sq. ft. (including a 2-car garage) single family dwelling, hardscape, drainage and minor landscaping improvements. Minor grading consisting of over-excavation cut/fill for soil re-compaction for site preparation. Roof downspouts will be directed to landscaped areas and hardscape areas drain to catch basins with bottomless drains to percolate runoff onsite prior to reaching the main storm drain system. Minimal landscaping utilizing drought tolerant, non-invasive plants proposed. Removal of two Brazilian Pepper Trees in the City owned parkway is also proposed.

Rationale: The subject site is a 2,094 sq. ft. lot designated residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Peninsula. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. No active bird nests were reported in the trees proposed for removal. Tree removal is proposed outside of the bird nesting season. Public coastal access to the bay is available ~250 feet north of the site at the Montero Ave. street end. The proposed development will not adversely impact public access, coastal resources, public recreation or coastal views. 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 LUP, 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 **September 9-11, 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

Liliana Roman
Coastal Program Analyst

cc: 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



August 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#: 5-15-1098-W**APPLICANT:** Ibis Hernandez**LOCATION:** 321 Mayflower Dr. (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Installation of an approximately 1,400 sq. ft., 15 ft. 9-inch high, one-story manufactured home with an approximately 11 ft. by 26 ft. carport awning. 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. 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 2,496 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 **September 9-11, 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



5-92-168-A7

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: August 25, 2015
SUBJECT: Permit No.5-92-168-A7 granted to **Monroe MBR, LLC** for:

Construction of a 400-key resort hotel and related visitor serving facilities on 30.5 acres. This development is part of the Monarch Bay Resort project. The proposed development includes restaurants, conference facilities, resort offices, retail space, and 835 hotel parking spaces. The residential portion of the project site will consist of 72 residential units. The hotel site will be integrated with courtyards, gardens, pathways, resort vehicle system, public trails, and other visitor serving uses.

PROJECT SITE: 1 Monarch Beach Resort, Dana Point (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):

The revised project proposes: 1) the construction of a single-story, approximately 500 square foot restroom facility, which will include a total of four sinks and an outdoor shower; 2) the construction of a single-story, approximately 1,200 square foot pool bar, which will include a small service kitchen, dry storage, and bar; 3) the construction of a single-story, approximately 200 square-foot towel service facility; and 4) the removal of the existing fountain adjacent to the resort pool, and construction of two new spas. The existing pool deck will also be replaced.

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 revisions to the original permit, including the construction of the pool bar, restroom facility, towel service facility, and proposed modifications to the pool area, are minor in nature, and will not expand the existing pool area. Approval of the permit amendment as proposed will not create any adverse impacts to public views, 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 Commission Area office in Long Beach (562) 590-5071.

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

September 1, 2015

Notice is hereby given that Three Arch Bay C S D Drew Harper, Executive Director has applied for a one year extension of 5-04-089 granted by the California Coastal Commission on

for: Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.

at: THREE ARCH BAY COMMUNITY, LAGUNA 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

Margaret Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: AUGUST 7, 2015

EMERGENCY PERMIT: G-5-15-0021

APPLICANT: City of Laguna Beach, Public Works, c/o Steve May
505 Forest Avenue, Laguna Beach, CA 92651

LOCATION: Pearl Street Steps, 100 Pearl Street
Laguna Beach, Orange County

EMERGENCY WORK PROPOSED: Removal of approximately 15 lineal feet of failed 3 foot high retaining wall, removal of approximately 20 cubic yards of unstable slope material within a 500 square foot area above the retaining wall. Install erosion prevention devices to include a 2 foot high, temporary keystone wall to be constructed in place of the failed wall. No work will occur on the beach.

This letter constitutes approval of the emergency work you or your representative has requested, as modified herein, to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of failure of a 3' high retaining wall blocking a public access way from the end of Pearl Street to the public beach requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and,
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Sincerely,
Charles Lester
Executive Director

By: Sherilyn Sarb
Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and as specifically conditioned herein, and for the specific property listed above, is authorized. Any additional work requires separate authorization from the Executive Director and/or by an approved coastal development permit.
3. The work authorized by this permit must be completed by September 9, 2015.
4. The subject site is located within the area of coastal development permit authority of the City of Laguna Beach. Thus, the required follow-up, regular coastal development permit application must be made to the City of Laguna Beach. The Commission retains appeal and enforcement jurisdiction over this area. The applicant shall submit a copy of the required, follow-up regular coastal development permit application(s) to the Commission's South Coast District office, at the time the application(s) is/are submitted to the City of Laguna Beach, and, after submittal, shall provide copies of any subsequent documentation. Within sixty (60) days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit with the certified local government, to have the emergency work be considered permanent. If no such application is submitted, the emergency work shall be removed in its entirety within 270 days of the date of this permit unless this deadline is extended or waived in writing by the Executive Director of the Commission for good cause.
5. Construction staging activities and equipment and materials storage areas shall not be located in wetland areas, intertidal areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
6. Public Access. The applicant shall minimize impacts to pedestrian access to the beach and adjoining uses. Closures and detours shall be managed by the applicant during implementation of the proposed emergency work in a manner that has the least effect upon public access to and along the coast. The duration of closures shall be minimized to the extent possible and the public accessway reopened as soon as possible following completion of the work.
7. No Seaward Encroachment. Nothing in this emergency coastal development permit authorizes the siting or placement of any development any further seaward of the location of the existing development.
8. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
9. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

Condition Four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. As required by the conditions of this Emergency Permit, a Coastal Development Permit must be obtained to have the work become permanent development. A regular coastal development permit would be subject to all of the provisions of the California Coastal Act and certified Local Coastal Program and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Project Plans
Acceptance Form
cc: Local Planning Department(s)

CALIFORNIA COASTAL COMMISSION

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



August 19, 2015

City of Seal Beach
Attn: David Spitz, P.E., QSD Associate Engineer
211 Eighth Street
Seal Beach, CA 90740

Subject: RESPONSE TO NOTICE OF EMERGENCY ACTION RE: EAST BEACH SAND
REPLENISHMENT

Dear Mr. Spitz:

On August 12, 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 September 9-11 in Arcata, California.

Based on your letter, additional information submitted regarding the project, and phone conversations and email exchanges with City staff and their representatives, Commission staff understands that the City of Seal Beach has taken action to place sand on East Beach both above and below the mean high tide line in order to protect existing development from flooding due to high tides and wave action. A total of 82,000 cubic yards of material excavated from the Santa Ana River was placed on East Beach after testing of the material for grain size and chemistry compatibility were conducted and found compatible.

The City's emergency action may be found to be consistent with the provisions of Section 30611 of the Coastal Act, but Commission staff expects to work with the City and Orange County staff to develop a comprehensive approach to sand management in Seal Beach moving forward. As we have discussed, the County has submitted a coastal development permit application for Santa Ana River dredging and beach deposition, including Seal Beach as a potential deposition site (5-15-0234).

Thank you for providing notice of the City's action. You may reach the Commission's South Coast District staff at (562) 590-5071 if you have any questions.

CHARLES LESTER
Executive Director

A handwritten signature in cursive script, appearing to read "Meg Vaughn".

By: Meg Vaughn
Coastal Program Analyst

cc: Commissioners/File