

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
(562) 590-5071 FAX (562) 590-5084

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W17

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December 2016 Meeting of the California Coastal Commission*

December 1, 2016

To: Commissioners and Interested Parties

From: For Orange Co.: Karl Schwing, South Coast District Deputy Director

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the December 2016 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.

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.

Applicant	Project Description	Project Location
<p>5-16-0910-W Attn: Christopher Parr</p>	<p>Addition and remodel to an existing 3,534 square foot, two-story duplex with an attached two-car garage. More specifically, the proposed project includes: demolition of 44.5 square feet of the existing 1st floor and 25 square feet of the existing 2nd floor, addition of 21.5 square feet to the existing 1st floor and a new 335.5 square foot 3rd story with a new roof deck. Post project the three-story duplex will consist of a total of 3,825.5 square feet with an attached two-car garage. The maximum height of the structure will not exceed 29-feet above existing grade. No grading is proposed.</p>	<p>4820 Seashore Dr, Newport Beach, Ca 92663 (APN(s): 930-61-445)</p>
<p>5-16-0940-W Attn: Ryan & Kelly Tulay</p>	<p>Remodel of an existing one-story 1,894 sq. ft. single family residence with attached garage and addition of a new second story resulting in a 3,373 sq. ft. two-story single family home with attached garage on a 5,100 sq. ft. inland lot.</p>	<p>625 Island View Dr, Seal Beach, Ca (APN(s): 043-251-10)</p>

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.

Applicant	Project Description	Project Location
<p>5-16-0468-W Rincon Real Estates Group</p>	<p>Construction of an approximately 3,295 sq. ft., 30 ft. high three-story single-family residence with an attached approximately 464 sq. ft. two-car garage at 507 L Street (one of four parcels). All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip or a micro-spray irrigation system. Site work involves the removal of three trees. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.</p>	<p>507 L St, Newport Beach, Ca (APN(s): 048-240-41, 048-240-42)</p>
<p>5-16-0469-W Rincon Real Estate Group, Attn: Tom St. Clair</p>	<p>Construction of an approximately 3,320 sq. ft., 30 ft. high three-story single-family residence with an attached, approximately 462 sq. ft. two-car garage and 262 sq. ft. of total deck area at 505 L Street (one of four parcels). All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip or a micro-spray irrigation system. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.</p>	<p>505 L St, Newport Beach, Ca (APN(s): 048-240-41 & 048-240-42)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0596-W 316 Poppy, LLC</p>	<p>Demolition of an existing single-family residence with an attached garage and construction of a new 3,973 square foot two-story with a basement single-family residence with an attached 445 square foot two-car garage. The maximum height of the structure will not exceed 24-feet above existing grade. Grading will consist of 410 cubic yards of cut, 45 cubic yards of fill and 365 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also includes the abandonment of an existing driveway and installation of a new driveway.</p>	<p>316 Poppy Ave, Corona Del Mar, Ca (APN(s): 052-181-15)</p>
<p>5-16-0814-W Attn: Russell McGrane</p>	<p>Demolition of an existing single-family residence and construction of a new 3-story, 2,535 sq. ft. single-family residence with an attached approximately 365 sq. ft. 2-car garage and about 645 sq. ft. of non-habitable space. The maximum height of the structure will be 29-ft. above finished grade. Waterproofing will be used up to 9.5 ft. on the structure and a 6 in. stem wall will also be constructed as part of the foundation. Drainage from the roof and surface water will be directed to permeable areas/infiltration trenches before entering the main storm drain system. Grading will consist of 132 cubic yards of cut, 179 cubic yards of fill. Drought tolerant and non-invasive species will be utilized in landscaped areas and planters. The applicant acknowledges that the site may be subject to hazards from storm waves, flooding, and erosion and assumes the risks and liability of this permitted development.</p>	<p>127 Ruby St, Newport Beach, Ca (APN(s): 050-101-23)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0831-W Attn: Meghan Hoffman</p>	<p>Demolition of an existing single-family residence with an attached garage and construction of a new 2,295 square foot, three-story single-family residence with an attached 417 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 125 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>205 Emerald Ave, Newport Beach, Ca 92662 (APN(s): 050-021-14)</p>
<p>5-16-0833-W Hometown America Laguna Terrace, Attn: Joann Gomez</p>	<p>Installation of a 1,092 sq. ft. one-story, 16 feet tall (above finished and existing grade) manufactured home with steel pier tie down foundation system, 338 sq. ft. wood deck, and 225 sq. ft. of landscaping on vacant Space F21, a 3,320 sq. ft. interior lot/space within an existing mobile home park. No grading. Drainage from roof downspouts and decks to be directed into permeable or landscaped areas for on-site infiltration before entering the main storm drain system. Landscaping will be drought tolerant, non-invasive plants.</p>	<p>30802 S. Coast Hwy, (#F21, Hometown Laguna Terrace Mobile Home Park) Laguna Beach, Ca 92651 (APN(s): 056-240-65)</p>
<p>5-16-0834-W Hometown America Laguna Terrace, Attn: Joann Gomez</p>	<p>Installation of a 1,341 sq. ft. one-story, 16-foot tall (above finished and existing grade) manufactured home with steel pier tie down foundation system, with 172 sq. ft. wood deck, and 208 sq. ft. of non-invasive, drought tolerant landscaping on 4,747 sq. ft. space (No. K37) a within a mobile home park. No grading. Drainage from roof downspouts and decks to be directed into permeable or landscaped areas for on-site infiltration before entering the main storm drain system. The project will comply with all applicable conditions and restrictions of Coastal Development Permit 5-13-471, including limits on fuel modification, the prohibition on introduction of invasive species at the site, and restrictions relative to the adjacent open space conservation area.</p>	<p>30802 S. Coast Hwy., (#K37, Hometown Laguna Terrace Mobile Home Park) Laguna Beach, Ca 92651 (APN(s): 656-191-38)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0835-W TJC Opportunity Fund II, LP</p>	<p>Demolition of an existing duplex with an attached garage and construction of a new 2,299 square foot, three-story single-family residence with an attached 419 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>217 Apolena Ave, Newport Beach, Ca 92662 (APN(s): 050-122-19)</p>
<p>5-16-0901-W TJC Opportunity Fund II, LP</p>	<p>Demolition of an existing duplex, and construction of a new three-story 2,718 square foot single-family residence with an attached two-car garage. The maximum height of the structure will be 31-feet above existing grade. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>205 Pearl Ave, Newport Beach, Ca 92662 (APN(s): 050-032-21)</p>
<p>5-16-0935-W Attn: Teri Steinberg</p>	<p>Demolition of a detached 361 sq. ft. 2-car garage associated with an existing 1,305 sq. ft. single family residence and construction of an 898 sq. ft. 4-car garage and a 951 sq. ft. second unit above new garage. No work is proposed to the primary residence, except for a 68 sq. ft. expansion of a 40 sq. ft. front entry uncovered porch deck. New permeable concrete driveway and side property walkways, drainage improvements and no new landscaping proposed</p>	<p>121- 5th St, Seal Beach, Ca 90740 (APN(s): 199-148-19)</p>

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.

Applicant	Project Description	Project Location
<p>5-15-0008-A1 Attn: Louis Cardarella</p>	<p>Amendment to demolition of an existing 880 sq. ft. "U"-shaped dock system including 3-ft. 14-in. sq. concrete guide piles and 2-14 in. concrete anchor piles, and installation of a 806 sq. ft. floating dock system, including a 10-ft. x 14-ft. pier platform, 3-ft. x 24-ft. gangway resulting in a total of 806 sq. ft. of water coverage and supported by 2 ft. 14 in. x 7 ft. concrete "T" piles and 3 ft. 18 in. sq. concrete guide piles. Amendment includes: Construction of a new 948 sq. ft. dock float, supported by 3 - 18 in. square concrete marina guide piles. No changes are proposed to the existing pier or gangway.</p>	<p>22 Linda Isle, Newport Beach, Ca 92660 (APN(s): 050-471-46)</p>
<p>A-5-DPT-05-306-A1 Attn: XIONG ZHANG</p>	<p>Significant revisions to the approved single-family residence within the previously approved footprint to now consist of a 13,395 square foot single-family residence and two accessory buildings totaling 3,406 square feet. Grading will now consist of 18,388 cubic yards of cut, 15,961 cubic yards of fill and 2,427 cubic yards of export to location outside of Coastal Zone. In addition, install a 4-foot high wire fence surrounding the ESHA area and weed abatement zones and install a 5-foot high radiant heat wall on the outer edge of a non-irrigated Fuel Modification Zone B.</p>	<p>32354 Caribbean Dr, Dana Point, Ca 92629 (APN(s): 670-101-21)</p>

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November 23, 2016

**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: 5-16-0910-W

Applicant: Christopher Parr

Location: 4820 Seashore Drive, Newport Beach (Orange County) (APN(s):930-61-445)

Proposed Development: Addition and remodel to an existing 3,534 square foot, two-story duplex with an attached two-car garage. More specifically, the proposed project includes: demolition of 44.5 square feet of the existing 1st floor and 25 square feet of the existing 2nd floor, addition of 21.5 square feet to the existing 1st floor and a new 335.5 square foot 3rd story with a new roof deck. Post project the three-story duplex will consist of a total of 3,825.5 square feet with an attached two-car garage. The maximum height of the structure will not exceed 29-feet above existing grade. No grading is proposed.

Rationale: The lot size is 3,200 square feet and is designated as two-unit residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). The proposed development complies 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 affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 7-9, 2016** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Acting Executive Director

Fernie Sy
Coastal Program Analyst

cc: Commissioners/File

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November 23, 2016

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: 5-16-0940-W

Applicant: Ryan & Kelly Tulay

Location: 625 Island View Drive, Seal Beach (Orange County) (APN(s): 043-251-10)

Proposed Development: Remodel of an existing one-story 1,894 sq. ft. single family residence with attached garage and addition of a new second story resulting in a 3,373 sq. ft., 25-foot tall, two-story single family home with attached garage, minor drainage improvements and no new landscaping.

Rationale: The subject site is a 5,100 sq. ft. inland lot zoned Residential Low Density (RLD-9) in the City of Seal Beach Zoning Code, the proposed project conforms to the permitted use. Public coastal access to the Pacific Ocean is available approximately half a mile northwest of the site at the 12th Avenue street-end. The proposed project is an interior remodel an existing single-family residence with the addition of 116 sq. ft. to the ground floor and a new 1,363 sq. ft. second story addition, new 82 sq. ft. covered entry patio and minor outdoor hardscape drainage improvements. The proposed project conforms to the City's 25 foot height limit for this area and the Commission's parking requirement (2 spaces per residential unit). The project is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during and after construction. 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 **December 7, 2016** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Acting Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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November 22, 2016

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: 5-16-0468-W **Applicant:** Rincon Real Estate Group

Location: 507 L Street, Newport Beach (Orange County) (APN: 048-240-41 and 048-240-42)

Proposed Development: Construction of an approximately 3,295 sq. ft., 30 ft. high three-story single-family residence with an attached approximately 464 sq. ft. two-car garage at 507 L Street. All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip or a micro-spray irrigation system. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.

Rationale: The subject site is designated single-unit residential by 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 the Balboa Peninsula, but is not bay front. The proposed project meets the Commission's parking requirements of two spaces per unit and is designed to be compatible with the character of the surrounding development. Drainage from the roof drains, gutters, and downspouts will be directed to a drainage swale and a catch basin before being directed to the street's main storm drain system. Adequate measures to address water quality during construction and flood hazards have been incorporated into the project design including a minimum of 6-inch waterproofing of the structure above the finished grade elevation of 9 ft. (NADV88). The proposed development incorporates water and energy conservation measures consistent with the City's adopted CALGreen standards concerning efficient fixtures and appliances. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Furthermore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, 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 **December 7-9, 2016** 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.

Sincerely,

John Ainsworth
 Acting Executive Director

Marlene Alvarado
 Coastal Program Analyst

cc: File

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November 22, 2016

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: 5-16-0469-W **Applicant:** Rincon Real Estate Group

Location: 505 L Street, Newport Beach (Orange County) (APN: 048-240-41 and 048-240-42)

Proposed Development: Construction of an approximately 3,320 sq. ft., 30 ft. high three-story single-family residence with an attached, approximately 462 sq. ft. two-car garage and 262 sq. ft. of total deck area at 505 L Street. All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip or a micro-spray irrigation system. Site work involves the removal of three trees. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.

Rationale: The subject site is designated single-unit residential by 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 the Balboa Peninsula, but is not bay front. The proposed project meets the Commission's parking requirements of two spaces per unit and is designed to be compatible with the character of the surrounding development. Drainage from the roof drains, gutters, and downspouts will be directed to a drainage swale and a catch basin before being directed to the street's main storm drain system. Adequate measures to address water quality during construction and flood hazards have been incorporated into the project design including a minimum of 6-inch waterproofing of the structure above the finished grade elevation of 9 ft. (NADV88). The proposed development incorporates water and energy conservation measures consistent with the City's adopted CALGreen standards concerning efficient fixtures and appliances. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Furthermore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, 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 **December 7-9, 2016** 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.

Sincerely,

John Ainsworth
Acting Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: File

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November 23, 2016

**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: 5-16-0596-W

Applicant: 316 Poppy, LLC

Location: 316 Poppy Ave, Corona Del Mar (Orange County) (APN(s): 052-181-15)

Proposed Development: Demolition of an existing single-family residence with an attached garage and construction of a new 3,973 square foot two-story with a basement single-family residence with an attached 445 square foot two-car garage. The maximum height of the structure will not exceed 24-feet above existing grade. Grading will consist of 410 cubic yards of cut, 45 cubic yards of fill and 365 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also includes the abandonment of an existing driveway, replacement of the curb and installation of a new driveway.

Rationale: The lot size is 3,351 square feet and is designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). Since the existing driveway will be abandoned and made available for public parking with the proposed installation of a new driveway, no public on-street parking will be impacted. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances. The applicant has acknowledged that the project site is located in a coastal hazard area and assumes the responsibility of constructing a residence at this location. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 7-9, 2016** 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.

Sincerely,
John Ainsworth
Acting Executive Director

Fernie Sy
Coastal Program Analyst

cc: File

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November 17, 2016

**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: 5-16-0814-W**Applicant:** Eugene Lippnik & Russell McGrane**Location:** 127 Ruby St, Newport Beach (Orange County) (APN: 050-101-23)

Proposed Development: Demolition of an existing single-family residence and construction of a new 3-story, 2,535 sq. ft. single-family residence with an attached approximately 365 sq. ft. 2-car garage and about 645 sq. ft. of non-habitable space. The maximum height of the structure will be 29-ft. above finished grade. Waterproofing will be used up to 9.5 ft. on the structure and a 6 in. stem wall will also be constructed as part of the foundation. Drainage from the roof and surface water will be directed to permeable areas/infiltration trenches before entering the main storm drain system. Grading will consist of 132 cubic yards of cut, 179 cubic yards of fill. Drought tolerant and non-invasive species will be utilized in landscaped areas and planters. The applicant acknowledges that the site may be subject to hazards from storm waves, flooding, and erosion and assumes the risks and liability of this permitted development.

Rationale: The lot size is 2,614 square feet and is designated as Two-Family Residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. To address sea level rise, the applicant has proposed mitigation measures as recommended in the Coastal Hazards and Sea Level Rise report, dated 10/17/16 by GeoSoils, Inc. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act, and the proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. In addition, construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. 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 **December 7-9, 2016** 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.

Sincerely,

John Ainsworth
Acting Executive Director
cc: File

Caitlin Oshida
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
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November 23, 2016

**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: 5-16-0831-W

Applicant: Meghan and Andrew Hoffman

Location: 205 Emerald Ave, Newport Beach (Orange County) (APN(s): 050-021-14)

Proposed Development: Demolition of an existing single-family residence with an attached garage and construction of a new 2,295 square foot, three-story single-family residence with an attached 417 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 125 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

Rationale: The lot size is 2,550 square feet and is designated as two-family residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances. The applicant has acknowledged that the project site is located in a coastal hazard area and assumes the responsibility of constructing a residence at this location. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 7-9, 2016** 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.

Sincerely,
John Ainsworth
Acting 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



November 23, 2016

Scott Fears
P.O. Box 647
Lake Elsinore, CA 92531

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-16-0833-W **APPLICANT:** Hometown Laguna Terrace, LLC

LOCATION: 30802 So. Coast Highway (Space F21, Hometown Laguna Terrace Mobile Home Park),
Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Installation of a 1,092 sq. ft. one-story, 16 feet tall (above finished and existing grade) manufactured home with steel pier tie down foundation system, 338 sq. ft. wood deck, and 225 sq. ft. of landscaping on vacant Space F21, a 3,320 sq. ft. interior lot/space within an existing mobile home park. No grading. Drainage from roof downspouts and decks to be directed into permeable or landscaped areas for on-site infiltration before entering the main storm drain system. Landscaping will be drought tolerant, non-invasive plants.

RATIONALE: The subject site consists of a single, interior mobile home park space located within the larger parcel of the Laguna Terrace Mobile Home Park in Hobo Canyon, inland of Pacific Coast Hwy. Hobo Canyon, along with four locked gate communities, is one of the areas of deferred certification (ADC) in the otherwise certified City of Laguna Beach. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed project will not result in any division of land or change the manner of ownership of the land. Two parking spaces are provided on site. This interior, inland lot is surrounded by existing mobile home park development and does not have resources that may be considered ESHA nor is it adjacent to ESHA or open space. The proposed project is designed to be compatible with the character of the surrounding development. Public access to the beach is available across Pacific Coast Hwy at the Montage Hotel access way to Aliso Beach. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and will not have 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 for this ADC 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 **December 7-9, 2016** 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.

JOHN AINSWORTH
Acting Executive Director

CHARLES POSNER
Supervisor of Planning

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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November 23, 2016

Scott Fears
P.O. Box 647
Lake Elsinore, CA 92531

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-16-0834-W **APPLICANT:** Hometown Laguna Terrace, LLC

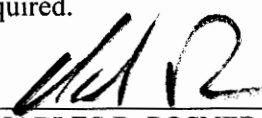
LOCATION: 30802 South Coast Highway (Space No. K37, Hometown Laguna Terrace Mobile Home Park), City of Laguna Beach, Orange County.

PROPOSED DEVELOPMENT: Installation of a 1,341 sq. ft. one-story, 16-foot tall (above finished and existing grade) manufactured home with steel pier tie down foundation system, with 172 sq. ft. wood deck, and 208 sq. ft. of non-invasive, drought tolerant landscaping on 4,747 sq. ft. space (No. K37) within a mobile home park. No grading. Drainage from roof downspouts and decks to be directed into permeable or landscaped areas for on-site infiltration before entering the main storm drain system. The project will comply with all applicable conditions and restrictions of Coastal Development Permit 5-13-471, including limits on fuel modification, the prohibition on introduction of invasive species at the site, and restrictions relative to the adjacent open space conservation area.

RATIONALE: The subject site consists of a single, perimeter mobile home park space located within the larger parcel of the Laguna Terrace Mobile Home Park in Hobo Canyon, inland of Coast Highway. Hobo Canyon, along with four locked-gate communities, is one of the areas of deferred certification (ADC) in the otherwise certified City of Laguna Beach. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed project will not result in any division of land or change the manner of ownership of the land. Two parking spaces are provided on the site. This perimeter lot is adjacent to open space conservation area and will comply with all applicable conditions and restrictions of Coastal Development Permit 5-13-471 which are necessary to protect adjacent to ESHA and open space. Public access to the beach is available across Coast Highway at the Montage Hotel access way to Aliso Beach. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and will not have 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 for this ADC 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 its **December 7, 2016** 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.

JACK AINSWORTH
Acting Executive Director


CHARLES R. POSNER
Supervisor of Planning

CALIFORNIA COASTAL COMMISSION

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November 23, 2016

**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: 5-16-0835-W

Applicant: TJC Opportunity Fund II, LP

Location: 217 Apolena Ave, Newport Beach (Orange County) (APN(s): 050-122-19)

Proposed Development: Demolition of an existing duplex with an attached garage and construction of a new 2,299 square foot, three-story single-family residence with an attached 419 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

Rationale: The lot size is 2,550 square feet and is designated as two-family residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit). Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards concerning irrigation systems, and efficient fixtures and appliances. The applicant has acknowledged that the project site is located in a coastal hazard area and assumes the responsibility of constructing a residence at this location. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 7-9, 2016** 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.

Sincerely,
John Ainsworth
Acting 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



November 21, 2016

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-16-0901-W **APPLICANT:** TJC Opportunity Fund II, LP

LOCATION: 205 Pearl Ave., Newport Beach (Orange County) (APN 050-032-21)

PROPOSED DEVELOPMENT: Demolition of an existing duplex, and construction of a new three-story 2,718 square foot single-family residence with an attached two-car garage. The maximum height of the structure will be 31-feet above existing grade. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,550 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Directing storm drain runoff to permeable surfaces 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 affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 7-9, 2016** 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.

John Ainsworth
Acting Executive Director

Mandy Revell
Coastal Planner

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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November 23, 2016

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: 5-16-0935-W

Applicant: Teri and David Steinberg

Location: 121 5th St, Seal Beach (Orange County) (APN(s): 199-148-19)

Proposed Development: Demolition of a detached 361 sq. ft. 2-car garage associated with an existing 1,305 sq. ft. single family residence and construction of an 898 sq. ft. 4-car garage and a 951 sq. ft. second unit above new garage. No work is proposed to the primary residence, except for a 68 sq. ft. expansion of a 40 sq. ft. front entry uncovered porch deck. New permeable concrete driveway and side property walkways, drainage improvements and no new landscaping proposed.

Rationale: The subject site is a 4,406 sq. ft. inland lot zoned Residential Low Density (RLD-9) in the City of Seal Beach Zoning Code, the proposed project conforms to the permitted use. Public coastal access to the Pacific Ocean is available approximately 500 feet south of the site at the 5th St. street-end. The proposed project is the demolition of an existing 2-car garage and construction of a 4-car garage with a new second unit above, and a 68 sq. ft. front entry porch expansion to the existing single family residence on the site, new outdoor hardscape and drainage improvements. The proposed project conforms to the City's 25 foot height limit for this area and the Commission's parking requirement (2 spaces per residential unit). The project is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during and after construction. Downspouts from the roof of the new unit will be directed to permeable areas for onsite percolation of water runoff. The project conforms to the 2013 CalGreen standards for water conservation. 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 **December 7, 2016** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Acting Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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November 28, 2016

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. 5-15-0008-A1

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. 5-15-0008 granted to **Louis James Cardarella** for: Demolition of an existing 880 sq. ft. "U" shaped dock system including 3 -14 in. sq. concrete guide piles and 2- 14 in. concrete anchor piles, and installation of a 806 sq. ft. floating dock system, including a 10 ft. x 14 ft. pier platform, 3ft. x 24 ft. gangway resulting in a total of 806 sq. ft. of water coverage and supported by 2 - 14 in. x 7 ft. concrete "T" piles and 3 - 18 in. sq. concrete guide piles.

Project Site: 22 Linda Isle, Newport Beach (Orange County)

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

Construction of a new 948 sq. ft. dock float, supported by 3 - 18 in. square concrete marina guide piles. No changes are proposed to the existing pier or gangway.

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 enlargement of approximately 142 sq. ft. over the previously approved dock will not result in adverse impacts to scenic resources, water quality or public access or be affected by hazards. There will be no impacts to eelgrass, as none was observed during a recent underwater survey conducted on October 6, 2016. The proposed amendment is consistent with the underlying permit approval (CDP# 5-15-0008) and will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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November 28, 2016

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-5-DPT-05-306-A1**

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **A-5-DPT-05-306** granted to **Xiong Zhang** 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 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.

Project Site: 32354 Caribbean Drive, 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):

Significant revisions to the approved single-family residence within the previously approved footprint to now consist of a 13,395 square foot single-family residence and two accessory buildings totaling 3,406 square feet. Grading will now consist of 18,388 cubic yards of cut, 15,961 cubic yards of fill and 2,427 cubic yards of export to location outside of Coastal Zone. In addition, install a 4-foot high wire fence surrounding the ESHA area and weed abatement zones and install a 5-foot high radiant heat wall on the outer edge of a non-irrigated Fuel Modification Zone B.

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 development will not result in adverse impacts to scenic resources, water quality or public access or be affected by hazards. The amended project remains within the footprint and height of the previously approved project; is consistent with the underlying permit approval (CDP# A-5-DPT-05-306) as conditioned and is consistent with the City's certified Local Coastal Program (LCP), commonly referred to as the "1996" LCP.

Notice of Proposed Immaterial Permit Amendment

5-15-0936-A1

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

cc: Commissioners/File