

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

February 04, 2016

To: Commissioners and Interested Parties

From: For Orange Co.: Sherilyn Sarb, 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 February 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.

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>5-15-1507-W Attn: Richard Moriarty</p>	<p>Parcel Map request to merge portions of 14 lots into a single 138,884 sq. ft. lot for the continuation of existing single-family residential development. The residential density on the site will remain unchanged (one residential unit).</p>	<p>2128 Mesa Drive, Newport Beach, Ca 92660 (APN(s): 439-061-14)</p>
<p>5-15-1734-W Attn: Kenneth & Gail Crume</p>	<p>Partial demolition, remodel, and addition of 1,381 sq. ft. to an existing two-unit residential structure on a 4,875 sq. ft. lot. Proposal will result in a 3,980 sq. ft., 29-foot high, two-unit residential structure with a 632 sq. ft. three-car garage and one additional covered parking space (total of four on-site parking spaces) and 469 sq. ft. of balconies.</p>	<p>48 Beacon Bay, Newport Beach, Ca 92660 (APN(s): 050-222-02)</p>
<p>5-15-2060-W Attn: Greg Clarke</p>	<p>Demolition of an existing two-story single-family residence and construction of a three-story, 29-foot high, 2,902 sq. ft. single-family residence with a 444 sq. ft. two-car garage on a 2,450 sq. ft. lot. Minor grading of 235 cubic yards is proposed for compaction and drainage. Proposed landscaping consists of low-water non-invasive vegetation. Runoff will be directed toward planters. Roof and surface area drains will be directed to perforated sub-drain pipes and percolation pits for greater on-site infiltration. 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>1707 Plaza Del Sur, Newport Beach, Ca 92661 (APN(s): 048-222-02)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0005-W Attn: Audrey Winthrop</p>	<p>Demolition/disassembly of an existing 14 ft. x 42 ft. manufactured home and installation of a new 18 ft. x 42 ft., 742 sq. ft., single story, 16 ft. tall manufactured home, new 10 ft. x 18 ft. composite deck, paved concrete area, and permeable areas covered in decorative gravel, no landscaping proposed on an inland 1,472 sq. ft. plot within Seal Beach Shores Mobile Home Park, an existing mobile home park.</p>	<p>32 Welcome Ln, Seal Beach, Ca 90740</p>
<p>5-16-0043-W Attn: Tim Murphy</p>	<p>Permanently transfer a 12 ft. x 43 ft. (516 sq. ft.) 10 ft. tall mobile home unit from Space #32 to Space #48 within Seal Beach Shores Mobile Home Park with a tie down anchoring system foundation and construction of 160 sq. ft. attached wood deck.</p>	<p>48 Riversea Rd, Seal Beach, Ca 90740</p>
<p>5-16-0047-W Sea Bluff HOA, Attn: Dennis Marchand</p>	<p>Construction of a sump pit and pump to drain water runoff from coastal bluff top lot developed with a 5-unit condominium structure to the frontage road (W. Marquita) and away from coastal bluff.</p>	<p>261 W Marquita, San Clemente, Ca 92672 (APN(s): 931-214-01, 931-214-02, 931-214-04, 931-214-05, 931-241-03)</p>
<p>5-16-0064-W California Department of Transportation (CalTrans) - District 12</p>	<p>Re-align and re-stripe I-5 freeway between postmile 1.2 and postmile 2.2, including construction of new approach and departure slabs and replacement of retaining walls and sound walls at east side of freeway near El Camino Real overcrossing, replacement of five overhead directional signs, replacement of three trees, and replacement of 4,000 square feet of groundcover vegetation.</p>	<p>I-5 freeway between postmile .12 and postmile 2.2 (just north of Avenida Menocino on ramp to just south of Avenida Presidio undercrossing), San Clemente, Orange County</p>

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January 29, 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: 5-15-1507-W

Applicant: Richard Moriarty

Location: 2128 Mesa Drive Newport Beach (Orange County County) (APN(s): 439-061-14)

Proposed Development: Parcel Map to merge portions of 14 lots into a single 138,884 sq. ft. lot for the continuation of existing single-family residential development. The residential density on the site will remain unchanged (one residential unit).

Rationale: The proposed development consists of a Parcel Map to combine portions of 14 adjoining RSD-A (Single Unit Residential Detached – 0-5.9 DU/AC) lots into a single RSD-A parcel for the continuation of existing single-family development. The lot merger would simply remove the interior lot lines separating the portions of 14 lots and will not result in the elimination of any lots or the creation of additional parcels. No additional development is proposed. The project will not result in a change in land use or density, since no additional lots are created and the single-family residential use will be maintained. The proposed project has been approved by the City of Newport Beach Planning Department (Parcel Map No. NP2008-024[PA2008-207, 12/08/08] County Parcel Map No. 2003-177). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation opportunities, or coastal views. Additionally, the proposed development would 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 **February 10-12, 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.

Charles Lester,
Executive Director
cc: File

Liliana Roman
Coastal Program Analyst

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January 28, 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: 5-15-1734

Applicant: Kenneth & Gail Crume

Location: 48 Beacon Bay, Newport Beach (Orange County) (APN: 050-222-02)

Proposed Development: Partial demolition, remodel, and addition of 1,381 sq. ft. to a two-unit residential structure on a 4,875 sq. ft. lot. Proposal will result in a 3,980 sq. ft., 29-foot high, two-unit residential structure with a 632 sq. ft. three-car garage and one additional covered parking space (total of four on-site parking spaces) and 469 sq. ft. of balconies.

Rationale: The subject site is an inland lot located between the first public road and the sea and is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). Public access is available east of the site at the Balboa Yacht Basin. 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 including directing drainage to vegetated areas and a placement of a French drain across the driveway. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. 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 3 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 **February 10 – 12, 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.

Charles Lester,
Executive Director

Shannon Vaughn
Coastal Program Analyst

cc: File

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February 1, 2016

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Waiver: 5-15-2060

Applicant: Greg Clarke

Location: 1707 Plaza Del Sur, Newport Beach (Orange County) (APN: 048-222-02)

Proposed Development: Demolition of a two-story single-family residence and construction of a three-story, 29-foot high, 2,902 sq. ft. single-family residence with a 444 sq. ft. two-car garage on a 2,450 sq. ft. lot. Minor grading of 235 cubic yards is proposed for compaction and drainage. Proposed landscaping consists of low-water non-invasive vegetation. Runoff will be directed toward planters. Roof and surface area drains will be directed to perforated sub-drain pipes and percolation pits for greater on-site infiltration. 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-family residential by the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot not between the first public road and the sea. 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. Adequate measures to address water quality and flood hazards have been incorporated during construction and into the project design including a finished slab elevation of 10.85' (NADV88). Public coastal access is available approximately 500 feet southwest of the site. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. 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.

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Charles Lester,
Executive Director

Shannon Vaughn
Coastal Program Analyst

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Waiver: 5-16-0005-W

Applicant: Audrey Winthrop

Location: 32 Welcome Ln, Seal Beach (Orange County)

Proposed Development: Demolition/disassembly of an existing 14 ft. x 42 ft. manufactured home and installation of a new 18 ft. x 42 ft., 742 sq. ft., single story, 16 ft. tall manufactured home, new 10 ft. x 18 ft. composite deck, paved concrete area, and permeable gravel areas, no landscaping proposed on an inland 1,472 sq. ft. plot within Seal Beach Shores Mobile Home Park.

Rationale: The subject site consists of an interior mobile home park space located within the larger parcel of the Seal Beach Shores Mobile Home Park in the City of Seal Beach. The area is zoned as residential high density in the City of Seal Beach Zoning Code, the proposed project conforms to the permitted uses for a high-density zone. The proposed project will not result in any division of land or change the manner of ownership of the land. One parking space is provided on site, additional parking spaces for residents are provided within the Park grounds. Water runoff is proposed to be directed to permeable gravel parking area. This inland lot is surrounded by existing development and does not have resources that may be considered ESHA nor is it adjacent to ESHA. Public access to the beach is available approximately 580 yards south of the site at the 1st St. end. The proposed project design is compatible with the character of surrounding development and does not adversely impact coastal resources, public access or public recreation opportunities. 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 3 policies of the Coastal Act.

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Waiver: 5-16-0043

Applicant: Tim Murphy

Location: 48 Riversea Rd, Seal Beach (Orange County)

Proposed Development: Permanently transfer a 12 ft. x 43 ft. (516 sq. ft.) 10 ft. tall mobile home unit from Space #32 to Space #48 within Seal Beach Shores Mobile Home Park with a tie down anchoring system foundation and construction of 160 sq. ft. attached wood deck.

Rationale: The subject site consists of an interior mobile home park space located within the larger parcel of the Seal Beach Shores Mobile Home Park in the City of Seal Beach. The area is zoned as residential high density in the City of Seal Beach Zoning Code, the proposed project conforms to the permitted uses for a high-density zone. The proposed project will not result in any division of land or change the manner of ownership of the land. One parking space is provided on site, additional parking spaces for residents are provided within the Park grounds. Water runoff is proposed to be directed to permeable gravel parking area. This inland lot is surrounded by existing development and does not have resources that may be considered ESHA nor is it adjacent to ESHA or open space. Public access to the beach is available approximately 580 yards south of the site at the 1st St. end. The proposed project design is compatible with the character of surrounding development and does not adversely impact coastal resources, public access or public recreation opportunities. 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.

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Waiver: 5-16-0047

Applicant: Sea Bluff HOA

Location: 261 W. Marquita, San Clemente (Orange County)

Proposed Development: Construction of a sump pit and pump to drain water runoff from coastal bluff top lot developed with a 5-unit condominium structure to the frontage road (W. Marquita) and away from coastal bluff.

Rationale: The subject site is a 5-unit condominium building located on a coastal bluff designated as Residential Medium Density in the City of San Clemente Certified Land Use Plan (LUP) between the first public road and the sea. The proposed project is the installation of a sump pump to improve site drainage. The proposed project does not include removal of the existing ruptured and exposed outlet pipe and drainage components on the bluff slope. The location of proposed new sump pump will be approximately 15 ft. from the coastal bluff edge within a paved side yard on the bluff top and will not impact the bluff face or vegetation on the bluff face. The proposed new development will not be visible from the public beach and therefore will not adversely impact public coastal views, coastal access, coastal resources, or public recreation. Additionally, 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.

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February 1, 2016

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Waiver: 5-16-0064-W

Applicant: California Department of Transportation (CalTrans) - District 12

Location: I-5 freeway between postmile 1.2 and postmile 2.2 (just north of Avenida Menocino on ramp to just south of Avenida Presidio undercrossing), San Clemente, Orange County

Proposed Development: Re-align and re-stripe I-5 freeway between postmile 1.2 and postmile 2.2, including construction of new approach and departure slabs and replacement of retaining walls and sound walls at east side of freeway near El Camino Real overcrossing, replacement of five overhead directional signs, replacement of three trees, and replacement of 4,000 square feet of groundcover vegetation.

Rationale: The proposed freeway improvement project is entirely within CalTrans right-of-way, approximately 1/3 mile inland of the public beach. The majority of the proposed development is in the vicinity of the El Camino Real overcrossing, which is outside the Coastal Zone and therefore exempt from coastal development permit requirements. Proposed development within the coastal zone consists of lane re-striping and re-construction of the center median between postmile 1.2 and postmile 1.5. Construction will begin after Labor Day and cease prior to Memorial Day in order to avoid peak beach use periods. Tree replacement will occur outside of bird nesting season. CalTrans determined that the proposed project was categorically exempt from CEQA requirements on March 21, 2013. 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 February 10-12, 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.

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Executive Director

Zach Rehm
Coastal Program Analyst

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