

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

March 02, 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 March 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
5-15-2021-W Attn: Ira James	Remodel and addition to an existing 1,713 square foot, two-story single-family residence with a 523 square foot 2-car garage. The remodel and addition involves the conversion of 338 square feet of an existing 444 square foot 2nd floor deck into habitable area, while the remaining 106 square feet will remain as deck area. In addition, the project involves the installation of a new roof for the entire residence. Post project, the residence will be two-stories and consist of 2,051 square feet with a 523 square foot 2-car garage and the maximum height of the residence will not exceed 19-feet above existing grade. No grading is proposed.	238 Orange St, Newport Beach, Ca 92663 (APN(s): 045-053-06)
5-16-0003-W Attn: Eric & Eve Lowey	Addition and remodel to an existing 3,090 square foot two-story single-family residence with an attached 639 square foot three-car garage. More specifically, the proposed project includes: partial demolition of the existing 1st floor; a net addition of 62 square feet to the existing 1st floor; and an addition of 727 square feet to the existing 2nd floor. Post project the two-story single-family residence will consist of 3,879 square feet with an attached 639 square foot three-car garage. The maximum height of the structure will not exceed 29-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	37 Beacon Bay, Newport Beach, Ca 92660 (APN(s): 050-211-03)

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
5-15-1920-W Irvine Company	Repair the cap of an approximate 86-foot long section of a 276-foot long existing bulkhead, so that the exposed internal steel rebar supporting the cap is no longer exposed. The repair work will not result in enlargement of the profile of the existing bulkhead. The repair work will take place on the landward side of the bulkhead, as well as, from a float located in bay adjacent to the bulkhead. Best management practices will be employed to ensure that no construction debris or contaminants will enter the bay waters.	2572 Bayshore Dr, Newport Beach, Ca 92663 (APN(s): 049-177-39, 049-177-41)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-15-1927-W City of Newport Beach	<p>Maintenance dredging of 7,000 cubic yards of accumulated sediment from the City of Newport Beach owned section of the Semeniuk Slough and State-owned storm drain box-culvert that drains into the south end of the slough to restore flood conveyance capacity. The dredged/removed material will be disposed outside of the Coastal Zone. An approximately 120-ft of temporary steel sheet pile will be driven across the channel at the northern end slough so that the dredge work can be performed "in-the-dry" by dewatering the channel. The cofferdam will be removed at the conclusion of the project. The project will require the temporary construction of an 800-ft long gravel roadway north of the culvert within the slough to allow access to the culvert to haul sediment out. Approximately 1,000 tons of gravel will be imported and placed in a 15-ft, 18-inch thick roadbed section. All gravel will be completely removed at the conclusion of the project. Five locations along the east bank of the Semeniuk Slough where only non-native vegetation exists will be used to provide equipment access. The disturbed bank areas will be restored and replanted with native plants.</p>	Section of the Semeniuk Slough and State owned storm drain box culvert near Pacific Coast Highway, Newport Beach (Orange County) (APN(s): 114-170-09, 114-170-70, 114-170-80)
5-15-2005-W TJC Opportunity Fund II LP	<p>Demolition of a two-story single-family residence and detached garage and construction of a 2,902 sq. ft. three-story, 29-foot high single-family residence with a 444 sq. ft. two-car garage on a 2,450 sq. ft. lot. Minor grading of 300 cubic yards is proposed for compaction and drainage. No landscaping is proposed at this time. Surface and roof runoff will be directed toward trench drains at both ends of the property per City of Newport Beach water quality standards.</p>	321 Amethyst Ave, Newport Beach, Ca 92662 (APN(s): 050-142-30)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-2008-W Nvision Capital LLC</p>	<p>Demolition of a duplex, and construction of a new approximately 3,871 sq. ft., 33 ft. high three-story duplex with a 416 sq. ft. five-car garage, a 251 sq. ft. partially covered courtyard, balconies totaling to 381 sq. ft., view decks totaling 699 sq. ft., and a 246 sq. ft. cabana. Hardscape improvements include privacy fencing and wall along the property line. All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip irrigation system. Site work involves the removal of four 8-10 in. diameter trees.</p>	<p>323 Marguerite Ave, Corona Del Mar, Ca (APN(s): 050-102-20)</p>
<p>5-15-2052-W Tesoro Refining & Marketing Co.</p>	<p>Expansion of an existing remediation project using a soil vapor extraction (SVE) system that includes the installation of three additional below grade dual-phase extraction (DPE) wells near two existing wells (B-36 and B-40) within an alley way and 5th Street, southwest of the former service station. After the new wells are installed, they will be connected to the existing clean up system by below grade piping.</p>	<p>490 Pacific Coast Hwy, Seal Beach, Ca</p>
<p>5-15-2063-W Chris Brigandi & Jon Dishon</p>	<p>Demolition of the existing 1 story, 1,500 s.f. duplex and attached garage and construction of new 3 story, approximately 30 foot high, 3,388 sq. ft. duplex with attached garages with 4 onsite parking spaces.</p>	<p>4401-05 Channel Pl, Newport Beach, Ca 92663 (APN(s): 423-294-01)</p>
<p>5-15-2082-W Excel Building Design, Inc.</p>	<p>Demolition of a one-story single-family residence and construction of an approximately 3,489 sq. ft., 29 ft. high three-story residential structure composed of two (2) townhouses with 490 sq. ft. total garage area for two parking spaces, and with two additional covered carports on a 2,850 sq. ft. lot. No landscaping is proposed. 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>415 – 38th St, Newport Beach, Ca 92663 (APN(s): 423-072-17)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-2105-W</p> <p>Tesoro Refining & Marketing Co., Attn: Danny Monson</p>	<p>Expansion of an existing remediation project by excavating approximately 3,745 cubic yards of fuel hydrocarbon impacted soil within the subject site, an alley west and southwest of the former service station and along Galleon Way west of the former service station, and transporting it to a disposal site outside of the Coastal Zone. The excavation will be backfilled with approximately 3,745 cubic yards of clean imported soil. After backfilling and compaction, the surface of the excavated area will be restored to previous conditions and grade. No new above ground structures are associated with this project. An approximately 120-foot section of the block wall west of the former service station will be partially dismantled during the project as needed to perform the excavation and backfill, but will be fully restored at the end of the excavation project.</p>	<p>490 Pacific Coast Hwy, Seal Beach, Ca 90740 (APN(s): 043-301-02)</p>
<p>5-16-0006-W</p> <p>Newport Beach Partnership, LLC</p>	<p>Demolition of existing single-family residence and construction of a new two-story 3,237 square foot single-family residence with an attached 567 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 20 cubic yards of import, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>1512 E. Ocean Blvd, Newport Beach, Ca 92661 (APN(s): 048-201-40)</p>
<p>5-16-0009-W</p> <p>Community Revitalization, LLC</p>	<p>Demolition of a single family residence and construction of a 3-story, 29 foot high, 2,273 square foot single family residence including an attached, 406 square foot, two-car garage. Grading will include 35 cubic yards of cut, and 90 cubic yards of fill. Water from rain gutters, downspouts, and deck drains will be collected and routed to a trench drain in the back alley of the residence. No landscaping is proposed.</p>	<p>130 E. Balboa Blvd, Newport Beach, Ca 92661 (APN(s): 048-072-14)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-16-0060-W Aedes Development Group, Inc.	Construction of three new two-story, 25-ft. tall single family residences ranging in size from 4,026 sq. ft. to 5,251 sq. ft. on three vacant adjacent lots. No grading or landscaping proposed. Commission approval for lot subdivision, grading of the building pads, drainage improvements, Water Quality Management Plan (WQMP) and a conservation easement providing a buffer and protecting a wetland across the rear of the lots was granted under CDP 5-06-166. Authorization for construction of any new single residences on the newly subdivided lots is not provided under City of San Clemente Categorical Exclusion Order E-81-2 adopted by the Commission in 1981 because the exclusion does not apply to lots that were not in existence at the time it was approved. The subdivision of land is also not covered under Categorical Exclusion E-81-2, therefore Commission approval of the land division and grading is required. The proposed tentative tract map/grading plan	202, 203, and 204 Via Socorro, San Clemente, Ca 92672 (APN(s): 691-425-02, 691-425-03, 691-425-04)
5-16-0075-W Hometown Laguna Terrace LLC	Installation of an approximately 1,845 sq. ft., 16 ft. high one-story manufactured home (Skyline ®) with steel pier tie down foundation system, wood deck, roof deck, and minor landscaping on Space G16, a 5,998 sq. ft. lot/space within an existing mobile home park. No grading is proposed. Drainage from roof downspouts and gutters are proposed to be directed into permeable or landscaped areas using drought tolerant, non-invasive plants.	30802 S. Coast Hwy, G-16, Laguna Beach, Ca 92651 (APN(s): 056-240-64)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
5-13-0678-E1 Nizar & Nada Tannir	Demolition of existing three-level, 3,100 sq. ft. single family residence and attached 2-car garage on a coastal bluff face and construction of a new 7,197 sq. ft. three-level single-family with three levels of cantilevered decks, attached two-car garage and a second 781 sq. ft. two-car garage and recreation room with roof deck at the toe of the bluff; demolition and re-construction of a portion of an existing wood stairway on the bluff face; landscaping and hardscape improvements including two new driveways; retaining walls; 1,283 cubic yards of cut; and drilled caisson and grade beam foundations for the residence and second garage.	3235 Ocean Blvd, Corona Del Mar, Ca 92625

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February 25, 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: 5-15-2021-W

Applicant: Ira James

Location: 238 Orange St, Newport Beach (Orange County) (APN No. 049-177-39)

Proposed Development: Remodel and addition to an existing 1,713 square foot, two-story single-family residence with a 523 square foot 2-car garage. The remodel and addition involves the conversion of 338 square feet of an existing 444 square foot 2nd floor deck into habitable area, while the remaining 106 square feet will remain as deck area. In addition, the project involves the installation of a new roof for the entire residence. Post project, the residence will be two-stories and consist of 2,051 square feet with a 523 square foot 2-car garage and the maximum height of the residence will not exceed 19-feet above existing grade. No grading is proposed.

Rationale: The lot size is 2,238 square feet and is designated as single-unit residential detached 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, but is located within 300-feet of the mean high tide of the sea where there is no beach and results in an improvement to an existing single-family residence that results in an increase in height and internal area over 10%. The proposed project 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 development 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 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 **March 9-11, 2016** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Senior Deputy Director

Fernie Sy
Coastal Program Analyst

cc: File

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Waiver: 5-16-0003-W

Applicant: Eric & Eve Lowey

Location: 37 Beacon Bay Newport Beach (Orange County) (APN: 050-211-03)

Proposed Development: Addition and remodel to an existing 3,090 square foot two-story single-family residence with an attached 639 square foot three-car garage. More specifically, the proposed project includes: partial demolition of the existing 1st floor; a net addition of 62 square feet to the existing 1st floor; and an addition of 727 square feet to the existing 2nd floor. Post project the two-story single-family residence will consist of 3,879 square feet with an attached 639 square foot three-car garage. The maximum height of the structure will not exceed 29-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

Rationale: The lot size is 4,3878 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, but is located within 300-feet of the inland extent of a beach and results in an improvement to an existing single-family residence that results in an increase in height and internal area over 10%. The proposed project 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 development 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 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 **March 9-11, 2016** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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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: 5-15-1920-W

Applicant: Irvine Company

Location: 2572 Bayshore Dr, Newport Beach (Orange County) (APN No. 049-177-39)

Proposed Development: Repair the cap of an approximate 86-foot long section of a 276-foot long existing bulkhead, so that the exposed internal steel rebar supporting the cap is no longer exposed. The repair work will not result in enlargement of the profile of the existing bulkhead. The repair work will take place on the landward side of the bulkhead, as well as, from a float located in bay adjacent to the bulkhead. Best management practices will be employed to ensure that no construction debris or contaminants will enter the bay waters.

Rationale: The Bayshore Marina is located within the locked gate residential community of Bayshore and is a private marina with slips which are available for lease to the public. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist approximately 1,000-feet upcoast adjacent to the Bayshore Community at the Balboa Bay Club and Resort. The site has been surveyed by the City of Newport Beach Harbor Resources Division for eelgrass and eelgrass was discovered within 15-feet of the project area. However, the applicant states that since there will not be any work that disturbs the bottom of the bay or increases the footprint of the structure that there will not be any impacts to eelgrass. The applicant proposes to prevent construction debris from entering marina waters and remove any debris which inadvertently enter the waters within 24 hours of occurrence to address possible construction-phase impacts. The proposed development will not result in adverse impacts to coastal 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 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Fernie Sy
Coastal Program Analyst

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**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: 5-15-1927-W

Applicant: City of Newport Beach

Location: Section of the Semeniuk Slough and State owned storm drain box culvert near Pacific Coast Highway, Newport Beach (Orange County) (APN(s): 114-170-09, 114-170-70, 114-170-80)

Proposed Development: Maintenance dredging of 7,000 cubic yards of accumulated sediment from the City of Newport Beach owned section of the Semeniuk Slough and State-owned storm drain box-culvert that drains into the south end of the slough to restore flood conveyance capacity. The dredged/removed material will be disposed outside of the Coastal Zone. An approximately 120-ft of temporary steel sheet pile will be driven across the channel at the northern end slough so that the dredge work can be performed "in-the-dry" by dewatering the channel. The cofferdam will be removed at the conclusion of the project. The project will require the temporary construction of an 800-ft long gravel roadway north of the culvert within the slough to allow access to the culvert to haul sediment out. Approximately 1,000 tons of gravel will be imported and placed in a 15-ft, 18-inch thick roadbed section. All gravel will be completely removed at the conclusion of the project. Five locations along the east bank of the Semeniuk Slough where only non-native vegetation exists will be used to provide equipment access. The disturbed bank areas will be restored and replanted with native plants.

Rationale: The project will take place within the Semeniuk Slough, which is a wetland and considered an environmentally sensitive habitat area and unique coastal resource in the City's Certified Land Use Plan. Pursuant to Section 30610 of the Coastal Act, maintenance dredging activity is exempt from coastal development permit (CDP) requirements; however the proposed support activities (i.e., coffer dam, temporary access road and revegetation) are subject to the CDP process. The project is consistent with Section 30233 of the Coastal Act since it is for an incidental public service to allow for the restoration of flood conveyance capacity and has been designed to not adversely impact biological resources. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 9-11, 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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Fernie Sy
Coastal Program Analyst

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February 25, 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: 5-15-2005-W

Applicant: TJC Opportunity Fund II LP

Location: 321 Amethyst Ave, Newport Beach (Orange County) (APN(s): 050-142-30)

Proposed Development: Demolition of a two-story single-family residence and detached garage and construction of a 2,902 sq. ft. three-story, 29-foot high single-family residence with a 444 sq. ft. two-car garage on a 2,450 sq. ft. lot. Minor grading of 300 cubic yards is proposed for compaction and drainage. No landscaping is proposed at this time. Surface and roof runoff will be directed toward trench drains at both ends of the property per City of Newport Beach water quality standards.

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 have been incorporated during construction and into the project design. Public coastal access is available approximately 250 feet north 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.

This waiver will not become effective until reported to the Commission at their March 9 – 11, 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.

John Ainsworth
Senior Deputy Director

Shannon Vaughn
Coastal Program Analyst

cc: File

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February 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: 5-15-2008-W**Applicant:** NVISION CAPITAL, LLC**Location:** 323 MARGUERITE AVE, CORONA DEL MAR (ORANGE COUNTY)
(APN: 050-102-20)

Proposed Development: Demolition of a duplex, and construction of a new approximately 3,871 sq. ft., 33 ft. high three-story duplex with a 416 sq. ft. five-car garage, a 251 sq. ft. partially covered courtyard, balconies totaling to 381 sq. ft., view decks totaling 699 sq. ft., and a 246 sq. ft. cabana. Hardscape improvements include privacy fencing and wall along the property line. All proposed landscaping will be drought tolerant and non-invasive and will be irrigated through a drip irrigation system. Site work involves the removal of four 8-10 in. diameter trees.

Rationale: The subject site is a 3,540 sq. ft., inland lot designated multi-unit residential in the City of Newport Beach Land Use Plan. The project site is located approximately 0.21 miles inland from the beach in Corona del Mar. The proposed project conforms to and exceeds the Commission's parking requirement of two spaces per residential unit. The submitted plans indicate that the project will comply with the applicable efficiency and conservation measures of the City's adopted CALGreen standards concerning efficient fixtures and appliances. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. During construction Best Management Practices are included in the project plans and will be implemented. 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. In addition, 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Marlene Alvarado
Coastal Program Analyst

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February 24, 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: 5-15-2052-W

Applicant: Tesoro Refining & Marketing Co.

Location: 490 Pacific Coast Hwy, Seal Beach (Orange County) (APN: 043-301-02)

Proposed Development: Expansion of an existing remediation project using a soil vapor extraction (SVE) system that includes the installation of three additional below grade dual-phase extraction (DPE) wells near two existing wells (B-36 and B-40) within an alley way and 5th Street, southwest of the former service station. After the new wells are installed, they will be connected to the existing clean up system by below grade piping.

Rationale: The subject site is not located between the first public road and the sea. This project has received approval from the Orange County Health Care Agency (OCHCA). The project expands upon the remediation project approved by the Commission under CDP No. 5-10-025-W and CDP No. 5-10-292-W. 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 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Fernie Sy
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
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February 25, 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: 5-15-2063-W

Applicant(s): Chris Brigandi and Jon Dishon

Location: 4401-05 Channel Pl, Newport Beach (Orange County) (APN(s): 423-294-01)

Proposed Development: Demolition of the existing 1 story, 1,500 sq. ft. duplex and attached garage and construction of new 3 story, approximately 29 foot high, 3,388 sq. ft. duplex with attached garages with 4 onsite parking spaces.

Rationale: The subject site is a triangle-shaped inland lot located surrounded by public streets on 3 sides on the Balboa Peninsula and is designated as two unit residential in the City of Newport Beach Land Use Plan (LUP). Coastal access is available 2 blocks north of the site. 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 two infiltration trench drains across both driveways (one on 4th Street and one on Channel Place) and gravel drainage swales. 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Amber Dobson
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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February 25, 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: 5-15-2082-W**Applicant:** Excel Building Design, Inc.**Location:** 415 38TH St., Newport Beach (Orange County) (APN: 423-072-17)

Proposed Development: Demolition of a one-story single-family residence and construction of an approximately 3,489 sq. ft., 29 ft. high three-story residential structure composed of two (2) townhouses with 490 sq. ft. total garage area for two parking spaces, and with two additional covered carports on a 2,850 sq. ft. lot. No landscaping is proposed. 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 two-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 Newport Isle, 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 perforated subdrain pipes with filter cloth before being directed to the street's main storm drain system. 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 9.5 ft. (NADV88). Public coastal access to the bay is available approximately 100 feet south of the site at the Finley Ave street-end. 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Marlene Alvarado
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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February 25, 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: 5-15-2105-W

Applicant: Tesoro Refining & Marketing Co.

Location: 490 Pacific Coast Hwy, Seal Beach (Orange County) (APN: 043-301-02)

Proposed Development: Expansion of an existing remediation project by excavating approximately 3,745 cubic yards of fuel hydrocarbon impacted soil within the subject site, an alley west and southwest of the former service station and along Galleon Way west of the former service station, and transporting it to a disposal site outside of the Coastal Zone. The excavation will be backfilled with approximately 3,745 cubic yards of clean imported soil. After backfilling and compaction, the surface of the excavated area will be restored to previous conditions and grade. No new above ground structures are associated with this project. An approximately 120-foot section of the block wall west of the former service station will be partially dismantled during the project as needed to perform the excavation and backfill, but will be fully restored at the end of the excavation project.

Rationale: The subject site is not located between the first public road and the sea. This project has received approval from the Orange County Health Care Agency (OCHCA). The project expands upon the remediation project approved by the Commission under CDP No. 5-10-025-W and CDP No. 5-10-292-W. 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 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Fernie Sy
Coastal Program Analyst

cc: File

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February 25, 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: 5-16-0006-W

Applicant: Newport Beach Partnership, LLC

Location: 1512 E. Ocean Blvd, Newport Beach (Orange County) (APN: 048-201-40)

Proposed Development: Demolition of existing single-family residence and construction of a new two-story 3,237 square foot single-family residence with an attached 567 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished 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 2,929 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). 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 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 **March 9-11, 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.

John Ainsworth
Senior Deputy Director

Fernie Sy
Coastal Program Analyst

cc: File

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February 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: 5-16-0009-W**Applicant:** Community Revitalization, LLC**Location:** 130 Balboa Blvd., City of Newport Beach (Orange County)
(APN No. 048-072-14)

PROPOSED DEVELOPMENT: Demolition of a single family residence and construction of a 3-story, 29 foot high, 2,273 square foot single family residence including an attached, 406 square foot, two-car garage. Grading will include 35 cubic yards of cut, and 90 cubic yards of fill. Water from rain gutters, downspouts, and deck drains will be collected and routed to a trench drain in the back alley of the residence. No landscaping is proposed.

RATIONALE: The project is located on a 2,100 square foot lot designated for R-1 single family residential development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirement of 2 covered spaces per residential unit, with the construction of an attached two car garage. The project is designed to be compatible with the character of the surrounding development. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. The project location is not between the first public road and the sea and will not interfere with public access. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Diverting runoff into on-site filtration drain 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. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission action in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 9-11, 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
Senior Deputy Director

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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February 25, 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: 5-16-0060-W

Applicant: Aedes Development Group

Location: 202, 203, and 204 Via Socorro San Clemente (Orange County)
(APN(s): 691-425-02, 691-425-03, 691-425-04)

Proposed Development: Construction of three new, two-story, 25-ft. tall, single family residences with attached three-car garages ranging from 4,026 sq. ft. to 5,251 sq. ft. on three adjacent vacant lots. No grading or landscaping proposed.

Rationale: The three subject sites are approx. 13,000 sq. ft. inland lots (not on a coastal canyon or coastal bluff) designated residential medium density in the City of San Clemente Land Use Plan. Authorization for construction of new single residences on newly subdivided lots is not provided under the City's Categorical Exclusion Order E-81-2 adopted by the Commission in 1981. . Commission approval for lot subdivision, grading of the building pads, site drainage improvements, Water Quality Management Plan (WQMP) and a conservation easement providing a buffer and protecting wetlands across the rear of the lots was granted under CDP 5-06-166. The proposed projects exceed the Commission's parking requirement (2 spaces per unit) and are designed to be compatible with the character of the surrounding development. Public coastal access is available at Poche Beach, a mile south of the project sites. The proposed development will adversely impact public coastal access, coastal resources, 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 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 **March 9-11, 2016** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Cal. 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
Senior Deputy Director

Liliana Roman
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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February 26, 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: 5-16-0075-W**Applicant:** Hometown Laguna Terrance, LLC**Location:** 30802 Coast Highway, Space G16, Laguna Beach (Orange County) (APN: 056-240-64)

Proposed Development: Installation of an approximately 1,845 sq. ft., 16 ft. high one-story manufactured home (Skyline ®) with steel pier tie down foundation system, wood deck, roof deck, and minor landscaping on Space G16, a 5,998 sq. ft. lot/space within an existing mobile home park. No grading is proposed. Drainage from roof downspouts and gutters are proposed to be directed into permeable or landscaped areas using drought tolerant, non-invasive plants.

Rationale: The subject sites consists of a 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 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 inland space 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 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 development incorporates water and energy conservation measures concerning efficient fixtures and appliances. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with 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 **March 9-11, 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.

John Ainsworth,
Senior Deputy Director

Marlene Alvarado
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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5-13-0678-E1

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 1, 2016

Notice is hereby given that Nizar and Nada Tannir have applied for a one year extension of Coastal Development Permit 5-13-0678 granted by the California Coastal Commission on March 12, 2014 for:

Demolition of existing three-level, 3,100 sq. ft. single family residence and attached 2-car garage on a coastal bluff face and construction of a new 7,197 sq. ft. three-level single-family with three levels of cantilevered decks, attached two-car garage and a second 781 sq. ft. two-car garage and recreation room with roof deck at the toe of the bluff; demolition and re-construction of a portion of an existing wood stairway on the bluff face; landscaping and hardscape improvements including two new driveways; retaining walls; 1,283 cubic yards of cut; and drilled caisson and grade beam foundations for the residence and second garage.

at: 3235 Ocean Blvd., Corona Del Mar, Newport Beach (Orange County) (APN: 052-120-54)

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,
John Ainsworth
Senior Deputy Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File