

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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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

April 07, 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 April 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>5-16-0130-W Attn: Joe & Stacy Randolph</p>	<p>Addition and major remodel to an existing 2-story, approximately 1,986 sq. ft., single-family residence with a detached 563 sq. ft., 2-car garage. More specifically, the proposed project includes: 1) partial demolition of the 1st and 2nd floors, roof, and garage; and 2) a net addition of 409 sq. ft. to the existing 1st floor, 918 sq. ft. to the existing 2nd floor, and a 5$\frac{1}{2}$ x 7$\frac{1}{2}$ rooftop mechanical structure. Post project, the 2-story (max. height of 25$\frac{1}{2}$ above existing grade) residence will consist of about 3,169 sq. ft. with an attached 423 sq. ft. 2-car garage. The mechanical structure will project 3$\frac{1}{2}$-2$\frac{1}{2}$ above the new proposed roofline (overall max. height of about 28$\frac{1}{2}$-2$\frac{1}{2}$). No grading is proposed. Drainage from the roof and surface water sheet flow will be directed toward permeable areas before entering the main storm drain system.</p>	<p>409 Ocean Ave, Seal Beach, Ca 90740 (APN(s): 199-148-11)</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>5-15-2058-W 231 Seal Beach, LLC, Attn: Keith Dawson</p>	<p>Demolition of an existing mixed use structure, a Tentative Parcel Map to subdivide the existing 5,309 sq. ft. parcel into two 2,650 sq. ft. lots, and the construction of two new two-story, 24-ft. high, 2,612 sq. ft. single family residences with attached 363 sq. ft. two-car garages and 646 sq. ft. roof decks, perimeter fencing, landscape and hardscape improvements proposed for both.</p>	<p>231 Seal Beach Blvd, Seal Beach, Ca 90740 (APN(s): 199-062-48)</p>
<p>5-15-2095-W Rincon Real Estate Group, Attn: Tom St. Clair</p>	<p>Demo existing 1200 SF single story dwelling and regrade lot. Construction new 3-story 2600 sf single family home and provide site improvements to include landscape & hardscape. Home to be 3 bedroom/3.5 bath with 2 car garage. Construction to be concrete slab on grade foundation with wood framing. New concrete drive apron off rear alley. New front yard concrete paving. New 5' high wood fencing along side property lines.</p>	<p>115 Bay Ave, Newport Beach, Ca 92661 (APN(s): 048-072-05)</p>
<p>5-16-0103-W Attn: Luis Armona</p>	<p>Demolition of a 980 sq. ft. single-family residence with a detached 2-car garage and bachelor unit above garage and construction of a two-unit, three-story, 35-ft. high, 4,910 sq. ft. condominium (2,455 sq. ft. each unit) with two attached two-car garages (330 sq. ft. each) on a 2,700 sq. ft. lot. All storm water from non-permeable surfaces will be collected and directed toward landscaped areas and permeable areas or an infiltration pit/sump pump which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.</p>	<p>16926 – 10th St, Sunset Beach, Ca (APN(s): 178-538-03)</p>
<p>5-16-0110-W Attn: Victor Grgas</p>	<p>Demolition of an existing duplex and construction of a 2,307 sq. ft., two story, 25 foot high single family residence with an attached 435 square foot, two car garage 134 sq. ft., second story deck</p>	<p>1417 Electric Ave, Seal Beach, Ca (APN(s): 043-132-27)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-16-0143-W

Calcagnie Group, LLC

Demolition of existing single-family residence and construction of a new three-story 1,820 square foot single-family residence with an attached 378 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 254 cubic yards of cut and 254 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

114 – 27th St, Newport Beach, Ca 92663
(APN(s): 047-093-08)

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>5-11-178-E2 2808 Lafayette Property, LLC, Attn: Lisa Cervantes-Morehart</p>	<p>Permit Extension for installation of a new concrete bulkhead associated with an existing business/commercial building on a property fronting Newport Bay. The new bulkhead will be installed 10-feet into the bay from the existing property and will extend the width of the property for approximately 60-feet, with a return wall at each terminus.</p>	<p>2808 Lafayette Rd, Newport Beach, Ca 92663 (APN(s): 047-023-06)</p>
<p>5-13-0649-E1 Attn: Troy Tanner</p>	<p>Request for Permit Extension of improvements to an existing 2,492 sq. ft. single family residence consisting of a complete interior remodel, 300 sq. ft. addition to the first floor, 312 sq. ft. addition to the second floor, new 444 sq. ft. detached accessory building, new doors, windows, roof covering and exterior façade improvements, new hardscape including new spa and landscaping improvements on an 13,493 sq. ft. coastal bluff top lot.</p>	<p>1904 Calle De Los Alamos, San Clemente, Ca 92672 (APN(s): 692-304-07)</p>
<p>A-5-DPT-05-306-E3 Attn: Xiong Zhang</p>	<p>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 and 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.</p>	<p>32354 Caribbean Dr., Dana Point, Ca (APN(s): 670-101-21)</p>

EMERGENCY PERMITS

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

Applicant	Project Description	Project Location
<p>G-5-16-0030 City of Laguna Beach</p>	<p>Temporary placement until June 15, 2016 of wood stairs extending from the concrete landing at the base of the existing ramp, down to the beach (as generally depicted on Exhibit A attached to this permit), in response to El Nino related storms during the 2015 winter/2016 spring.</p>	<p>30801 Coast Hwy, Laguna Beach, Ca (APN(s): 656-451-03)</p>
<p>G-5-16-0036 California State Parks, Orange Coast District</p>	<p>Remove by saw cut and dispose damaged asphalt roadway from beach and sawcut concrete; placement of rock revetment comprised of approx. 3000 tons of 1 layer of ¼ -3 ton armor stone and approx. 1000 tons of facing class backing along approximately 815 linear foot section of beach including in front of Restroom No. 7, as far landward as possible, to protect that restroom and a portion of the South Day Use area parking lot upcoast of RR No. 7 from further damage from storm events forecasted for El Nino of spring 2016. The authorized work is depicted and described on the revised project zone map submitted March 15, 2016, and on cross-sections submitted on April 1, 2016</p>	<p>Doheny State Beach, South Day Use Area 25300 Dana Point Harbor Dr, Dana Point, Ca 92629 (APN(s): 12134084)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

G-5-16-0039

County of Orange - OC
Parks, Attn: Susan
Brodeur

Removal of failed sidewalk panels, and temporary placement of shoreline protective devices in the form of sandbags over a layer of geotextile along an approximately 150 linear foot section of beach at the down coast (south/east) end of the Capistrano Beach County Park parking lot and retrieval of dislodged rock on the beach and placement back into the existing rock revetment section at the up coast end of the parking lot to protect the County Beach parking lot from further damage (i.e., sidewalks and parking lot have already experienced erosion and undermining from recent high swell and water levels) from storm events forecasted for continuing 2016 spring El Nino storm events.

Capistrano Beach County Park, Dana Point,
CA (APN(s): 123-060-09)

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March 16, 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: 5-16-0130-W

Applicant: Joe & Stacy Randolph

Location: 409 Ocean Ave, Seal Beach (Orange County) (APN(s): 199-148-11)

Proposed Development: Addition and major remodel to an existing 2-story, approximately 1,986 sq. ft., single-family residence with a detached 563 sq. ft., 2-car garage. More specifically, the proposed project includes: 1) partial demolition of the 1st and 2nd floors, roof, and garage; and 2) a net addition of 409 sq. ft. to the existing 1st floor, 918 sq. ft. to the existing 2nd floor, and a 5' x 7'7" rooftop mechanical structure. Post project, the 2-story (max. height of 25' above existing grade) residence will consist of about 3,169 sq. ft. with an attached 423 sq. ft. 2-car garage. The mechanical structure will project 3'-2" above the new proposed roofline (overall max. height of about 28'-2"). No grading is proposed. Drainage from the roof and surface water sheet flow will be directed toward permeable areas before entering the main storm drain system.

Rationale: The project site is a 2,750 sq. ft. inland lot not located between the first public road and the sea, but is located within 300 ft. of the inland extent of the beach. The lot is designated as residential high density in the City of Seal Beach Zoning Code. Public access to the beach exists approximately 300 feet west of the project site at the end of 4th Street. The proposed height and scale of the project is consistent with past Commission actions in the area and parking requirement of 2 spaces per unit. The existing rooftop structure (CDP Waiver 5-07-341) will be remodeled and will comply with City Height Variation 07-6 (Planning Commission No. 04-42) not to exceed 7' above the 25' height limit of the structure. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards and construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **April 13-15, 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

Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

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March 30, 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: 5-15-2058-W

Applicant: 231 Seal Beach, LLC; Attn: Keith Dawson

Location: 231 Seal Beach Blvd, Seal Beach (Orange County) (APN(s): 199-062-48)

Proposed Development: Demolition of an existing mixed use structure, a Tentative Parcel Map to subdivide the existing 5,309 sq. ft. parcel into two 2,650 sq. ft. lots, and the construction of two new two-story, 24-ft. high, 2,612 sq. ft. single family residences with attached 363 sq. ft. two-car garages and 646 sq. ft. roof decks, perimeter fencing, landscape and hardscape improvements proposed for both.

Rationale: The subject site is zoned LC-RMD (Limited Commercial – Residential Med Density) in the City of Seal Beach Zoning Code. The proposed project will result in a division of land and intensification of residential uses of the land. Though previously the site provided both visitor serving and residential uses, the proposed project conforms to the permitted uses for the zone and does not preclude future limited commercial uses at the site. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. The project meets the Commission's parking requirement (2 spaces per residence). Public coastal access to the Pacific Ocean exists in the vicinity approximately 1,000 feet south of the site. The proposed project design is compatible with the character of surrounding development and will 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.

This waiver will not become effective until reported to the Commission at their **April 13-15, 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,
Acting Executive Director
cc: File

Liliana Roman
Coastal Program Analyst

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April 4, 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: 5-15-2095-W

Applicant: Rincon Real Estate Group

Location: 115 Bay Ave, Newport Beach (Orange County) (APN(s): 048-072-05)

Proposed Development: Demolition of existing single-family residence and construction of a new three-story 2,288 square foot single-family residence with an attached 346 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 40 cubic yards of cut and 40 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 2,100 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 **April 13-15, 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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March 30, 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: 5-16-0103-W

Applicant: Luis Armona

Location: 16926 10th St, Sunset Beach, City of Huntington Beach (Orange County)
(APN: 178-538-03)

Proposed Development: Demolition of a 980 sq. ft. single-family residence with a detached 2-car garage and bachelor unit above garage and construction of a two-unit, three-story, 35-ft. high, 4,910 sq. ft. condominium (2,455 sq. ft. each unit) with two attached two-car garages (330 sq. ft. each) on a 2,700 sq. ft. lot. All storm water from non-permeable surfaces will be collected and directed toward landscaped areas and permeable areas or an infiltration pit/sump pump which will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.

Rationale: The project site is located on a developed 2,700 sq. ft. lot approximately 260 ft. from the beach in an established neighborhood of Seal Beach, Orange County. The applicant received Approval in Concept from the City of Huntington Beach Planning Department on February 3, 2016. The site is designated as RDH-30, high-density residential land use by the City of Huntington Beach and the proposed development is consistent with the zoning. The proposed project will comply with all setback and height requirements. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. 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 **April 13-15, 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
Acting Deputy Director

Shannon Vaughn
Coastal Program Analyst

cc: File

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March 30, 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: 5-16-0110-W

Applicant: Victor Grgas

Location: 1417 Electric Ave, Seal Beach (Orange County) (APN: 043-132-27)

Proposed Development: Demolition of an existing duplex and construction of a 2,307 square foot, two story, 25 foot high single family residence with an attached 435 square foot, two car garage and 134 square foot, second story deck.

Rationale: The subject site is a 3,303 sq. ft. inland lot not located between the first public road and the sea in Seal Beach. The area is zoned Residential High Density-20 in the City of Seal Beach Zoning Code. The proposed project conforms to the permitted uses within the high-density zone. The proposed project conforms to 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, including permeable yard area over most of the lot outside the residential footprint and directing downspouts to planter areas. The project will need to comply with the applicable water efficiency and conservation measures the City is required to adopt and implement pursuant to Title 24 of the California Administrative Code, as amended effective July 1, 2015. 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 April 30-15, 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.

Jack Ainsworth,
Acting Executive Director
cc: File

Meg Vaughn
Coastal Program Analyst

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April 4, 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: 5-16-0143-W

Applicant: Calcagnie Group LLC

Location: 114 27th St, Newport Beach (Orange County) (APN(s): 047-093-08)

Proposed Development: Demolition of existing single-family residence and construction of a new three-story 1,820 square foot single-family residence with an attached 378 square foot two-car garage. The maximum height of the structure will not exceed 29-feet above finished grade. Grading will consist of 254 cubic yards of cut and 254 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 1,750 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 **April 13-15, 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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April 07, 2016

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that 2808 Lafayette Property, LLC/Lisa Cervantes-Morehart has applied for a one year extension of Coastal Development Permit No. 5-11-178, granted by the California Coastal Commission on March 6, 2013 for development consisting of:

Installation of a new concrete bulkhead associated with an existing business/commercial building on a property fronting Newport Bay. The new bulkhead will be installed 10-feet into the bay from the existing property and will extend the width of the property for approximately 60-feet, with a return wall at each terminus.

at: 2808 Lafayette Rd, Newport Beach (Orange County) (APN(s): 047-023-06)

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
Acting Executive Director


Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

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April 7, 2016

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Troy Tanner and Desiree Tanner have applied for a one year extension of Coastal Development Permit 5-13-0649 granted by the California Coastal Commission on March 12, 2014 for:

Improvements to an existing 2,492 sq. ft. single family residence consisting of a complete interior remodel, 300 sq. ft. addition to the first floor, 312 sq. ft. addition to the second floor, new 444 sq. ft. detached accessory building, new doors, windows, roof covering and exterior façade improvements, new hardscape including new spa and landscaping improvements on an 13,493 sq. ft. coastal bluff top lot. Commission staff will not issue the CDP until the "prior to issuance" special conditions have been satisfied.

at: 1904 Calle De Los Alamos San Clemente (Orange County) (APN(s): 692-304-07)

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
Acting Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



April 07, 2016

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

A-5-DPT-05-306-E3

Notice is hereby given that **Xiong Zhang** has applied for a one-year extension of Coastal Development Permit **A-5-DPT-05-306**, granted by the California Coastal Commission on **April 13, 2012** 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 and 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.

At: 32354 Caribbean Dr, Dana Point, County of Orange (APN(s): 670-101-21)

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
Acting Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

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**COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT**

Issue Date: March 10, 2016
Emergency Permit No. G-5-16-0030

APPLICANT:

CITY OF LAGUNA BEACH, ATTN: Scott Drapkin

LOCATION OF EMERGENCY WORK:

Public Beach Access ramp at Treasure Island Beach below the Montage Resort located at 30801 Coast Highway, Laguna Beach, Orange County

WORK AUTHORIZED:

Temporary placement until June 15, 2016 of wood stairs extending from the concrete landing at the base of the existing ramp, down to the beach (as generally depicted on Exhibit A attached to this permit), in response to El Nino related storms during the 2015 winter/2016 spring.

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of significant wave run-up and beach erosion from El Nino storms during the 2015-16 winter requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director of the Coastal Commission hereby finds that:

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

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

Sincerely,
John Ainsworth
Interim Executive Director

By: Sherilyn Sarb, Orange County Deputy Director

Enclosures: 1) Acceptance Form

March 10, 2016

Emergency Permit No.: G-5-16-0030

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and as specifically conditioned herein, and for the specific property listed above, is authorized. Any additional work requires separate authorization from the Executive Director and/or by an approved coastal development permit.
3. The work authorized by this permit must be completed within 30 days of the date of this permit (i.e., by April 9, 2016). The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The development authorized by this permit is temporary and only authorized for a limited time period. All development placed under this emergency permit action must be completely removed by June 15, 2016, unless the date is extended, in writing, prior to June 15, 2016 by the Executive Director, for good cause.
5. No development placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond June 15, 2016, or beyond any extension period granted by the Executive Director pursuant to Condition 4, unless authorized by a regular Coastal Development Permit (CDP) by the City of Laguna Beach. The subject site is located within the area of coastal development permit authority of the City of Laguna Beach. Thus, any required follow-up, regular coastal development permit application must be made to the City of Laguna Beach. The Commission retains appeal and enforcement jurisdiction over this area.
6. Construction staging activities and equipment and materials storage areas shall not be located in wetland areas, intertidal areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
7. Public Access. The applicant shall minimize impacts to pedestrian access to the beach and adjoining uses. Closures and detours shall be managed by the applicant during implementation of the proposed emergency work in a manner that has the least effect upon public access to and along the coast. The duration of closures shall be minimized to the extent possible and the public accessway reopened as soon as possible following completion of the work.
8. No Seaward Encroachment. Nothing in this emergency coastal development permit authorizes the siting or placement of any development any further seaward of the location of the existing development.
9. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
10. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

As noted in **Condition #4**, the emergency work carried out under this permit is considered to be TEMPORARY work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please contact the Commission at the address and telephone number listed on the first page.

CALIFORNIA COASTAL COMMISSION

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**COASTAL DEVELOPMENT PERMIT
EMERGENCY PERMIT (REVISED)**

Issue Date: April 1, 2016
Emergency Permit No. G-5-16-0036

APPLICANT:

California State Parks, Orange Coast District, Attn: Richard Haydon
3030 Avenida del Presidente, San Clemente, CA 92672

LOCATION OF EMERGENCY WORK:

DOHENY STATE BEACH, SOUTH DAY USE AREA
25300 DANA POINT HARBOR DRIVE, DANA POINT, CA (APN(s):121-340-84)

WORK AUTHORIZED:

Remove by saw cut and dispose damaged asphalt roadway from beach and sawcut concrete; placement of rock revetment comprised of approx. 3000 tons of 1 layer of ¼ -3 ton armor stone and approx. 1000 tons of facing class backing along approximately 815 linear foot section of beach including in front of Restroom No. 7, as far landward as possible, to protect that restroom and a portion of the South Day Use area parking lot upcoast of RR No. 7 from further damage from storm events forecasted for El Nino of spring 2016. The authorized work is depicted and described on the revised project zone map submitted March 15, 2016, and on cross-sections submitted on April 1, 2016 (see Exhibit A attached).

PERMIT RATIONALE:

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence in the form of erosion requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. Sidewalks have failed and the parking lot is in danger of undermining as a result of erosion from recent high swell and high water levels. The Executive Director of the Coastal Commission hereby finds that:

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

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

Sincerely,
John Ainsworth
Acting Executive Director

Handwritten signature of Sherilyn Sarb in black ink.

for
By: Sherilyn Sarb, Orange County Deputy Director

cc: City of Dana Point Planning Department

Enclosures: 1) Acceptance Form; 2) Regular Permit Application Form (available for download at <http://www.coastal.ca.gov/cdp/CDP-ApplicationForm-sc.pdf>)

EMERGENCY PERMIT (REVISED)**CONDITIONS OF APPROVAL:**

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 45 days of the date of issuance of this permit. This deadline may be extended by the Executive Director, in writing, for good cause. The applicant shall document existing conditions at the site prior to undertaking work authorized by this permit.
4. The work authorized by this emergency permit is temporary and only authorized for a limited time period. All rock placed under this emergency permit action must be completely removed by **November 30, 2016**, unless the date is extended prior to November 30, 2016 by Commission action pursuant to Condition No. 5. Persistence of any temporary measure approved via this Emergency Permit on the site past November 30, 2016, that is not authorized by the Commission, will constitute unpermitted development, and, therefore, a violation of the Coastal Act. Commission enforcement staff will consider appropriate action to address the persistence of any temporary measures past the deadline for removal. Such action may include assessment of monetary penalties under Coastal Act Section 30821 for violations of the public access provisions of the Coastal Act.
5. No rock placed pursuant to this emergency Coastal Development Permit may remain on the beach beyond November 30, 2016, unless a regular Coastal Development Permit (CDP) received through the California Coastal Commission. The permittee may apply for a regular coastal development permit to extend, on an interim basis, the time period authorized for retention of the rock, or portions thereof, until a long-term Hazards Management Plan is implemented. If the property owner applies for a CDP to keep the rock revetment, or any portion thereof, in place, such application shall include a new date certain for removal, unless retention of rock in some form is authorized through a regular CDP taking into consideration alternatives to the rock revetment as a long-term solution.
6. Alternatives Analysis for Long-Term Solution. As part of the application for a regular Coastal Development Permit, the applicant shall include an analysis of alternatives to the rock revetment to provide for the long term protection and provision of public improvements, coastal access, public opportunities for coastal recreation, and coastal resources including beach and shoreline habitat. Measures to be considered should include but not be limited to phased implementation of beach nourishment, soft protection, managed retreat, smaller parking lot area, use of flexible pavers or other paving surfaces that may be more adaptable to beach erosion, narrow-profile armoring, focused or small-scale armoring, and mixed or hybrid options and a time line for implementation of the long-term solution(s).
7. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any

EMERGENCY PERMIT (REVISED)

liabilities for damage to public or private properties or personal injury that may result from the project.

8. The proposed rock revetment shall extend no more than 21 feet, including revetment toe stone with key, from the seaward side of the original edge of pavement of the public parking lot, and shall extend no more than 23 feet seaward, including revetment toe stone with key from the seaward side of the sidewalk in front of Restroom No. 7 at the downcoast extent of the project site, per the cross-section submitted on April 1, 2016. The proposed rock revetment shall be constructed at a 2.0 (h) to 1.0 (v) slope and no greater.
9. Public Access. The rocks shall be placed as far landward as possible and the permittee shall to the maximum extent practicable, minimize the size of the revetment to maintain the largest portion of beach possible. To the extent possible, rocks shall be placed in a manner to allow pedestrian access over the rock revetment to the beach.
10. Methods for erosion control shall be maintained around the project site during construction.
11. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
12. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
13. Monitoring and Maintenance Plan. The permittee shall be responsible for monitoring and maintaining the rock revetment for as long as the rock reinforcement remains in place. The permittee, at a minimum, shall provide for monthly or more frequent observations of the structure that examine the full extent of the revetment for deficiencies, including but not limited to rock that has detached from the revetment or moved seaward of the permitted footprint, a drop in the back shore elevation of the revetment, exposure of the underlying fabric layer, etc. and if deficiencies are identified, the permittee will arrange an inspection by a licensed engineer.
14. The revetment observations shall be documented with survey reports that include photographs of all sections of the structure, time and location of the observations, name and title of the person making the observations and shall be submitted to the Executive Director as part of the regular coastal development permit. If required under Special Condition 13, Engineers Inspection reports shall be prepared and submitted to the Executive Director as part of the regular coastal development permit application. These inspection reports shall provide information on and photographs from the date(s) of the inspection(s), the name and

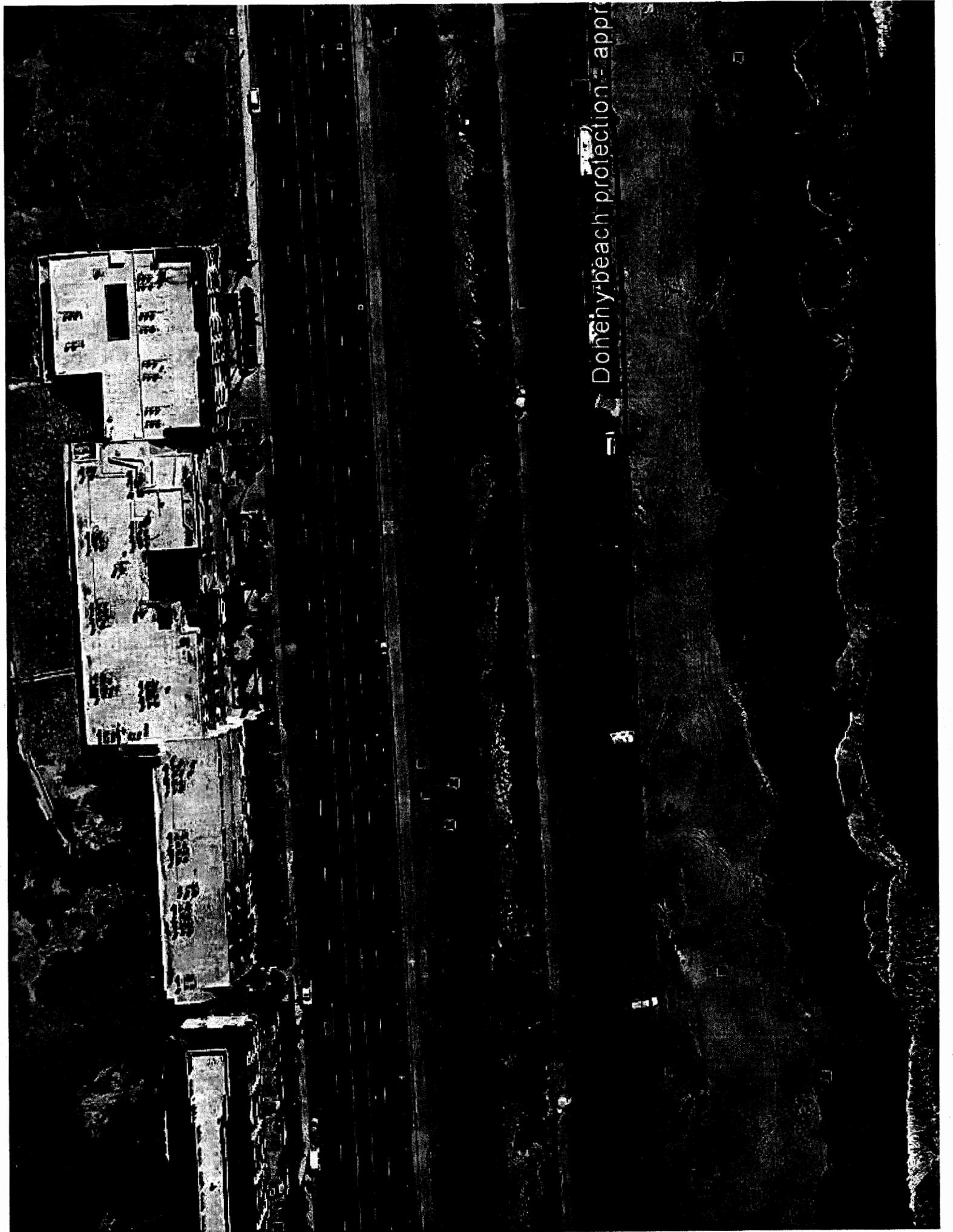
EMERGENCY PERMIT (REVISED)

qualifications of the State representative or engineer performing the inspection, photographs of the revetment taken at the time of inspection, additional photographs of any structural damage or rock migration, photographs depicting beach width and elevation as it relates to the face of the rock revetment, and an overall assessment of the continued integrity of the revetment. If the inspection identifies any areas where the revetment has been damaged, the report shall identify repair and maintenance alternatives to remedy the damage. If any rock is retrieved in accordance with Condition No. 15, the location of the retrieval and the volume of rock shall be included in the inspection report.

15. In the event that any sections of rock have migrated or been dislodged, the permittee shall retrieve any errant rock and either place it back on the structure or remove it from the project site.
16. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.
17. To protect California grunion (*Leuresthes tenuis*) during their peak spawning season work must be scheduled so as to avoid April and May to the greatest extent possible. Critical project activity that entails mechanized equipment or other sand disturbance seaward of the marked high tide line established after the previous grunion run shall only occur with concurrence from the California Department of Fish and Wildlife that the work will not adversely impact California grunion.
18. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.

As noted in Condition #4, the emergency work carried out under this permit is considered to be **TEMPORARY** work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate and easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisioning of this emergency permit, please call the Commission at the address and telephone number listed on the first page.



Doherty beach protection - appr



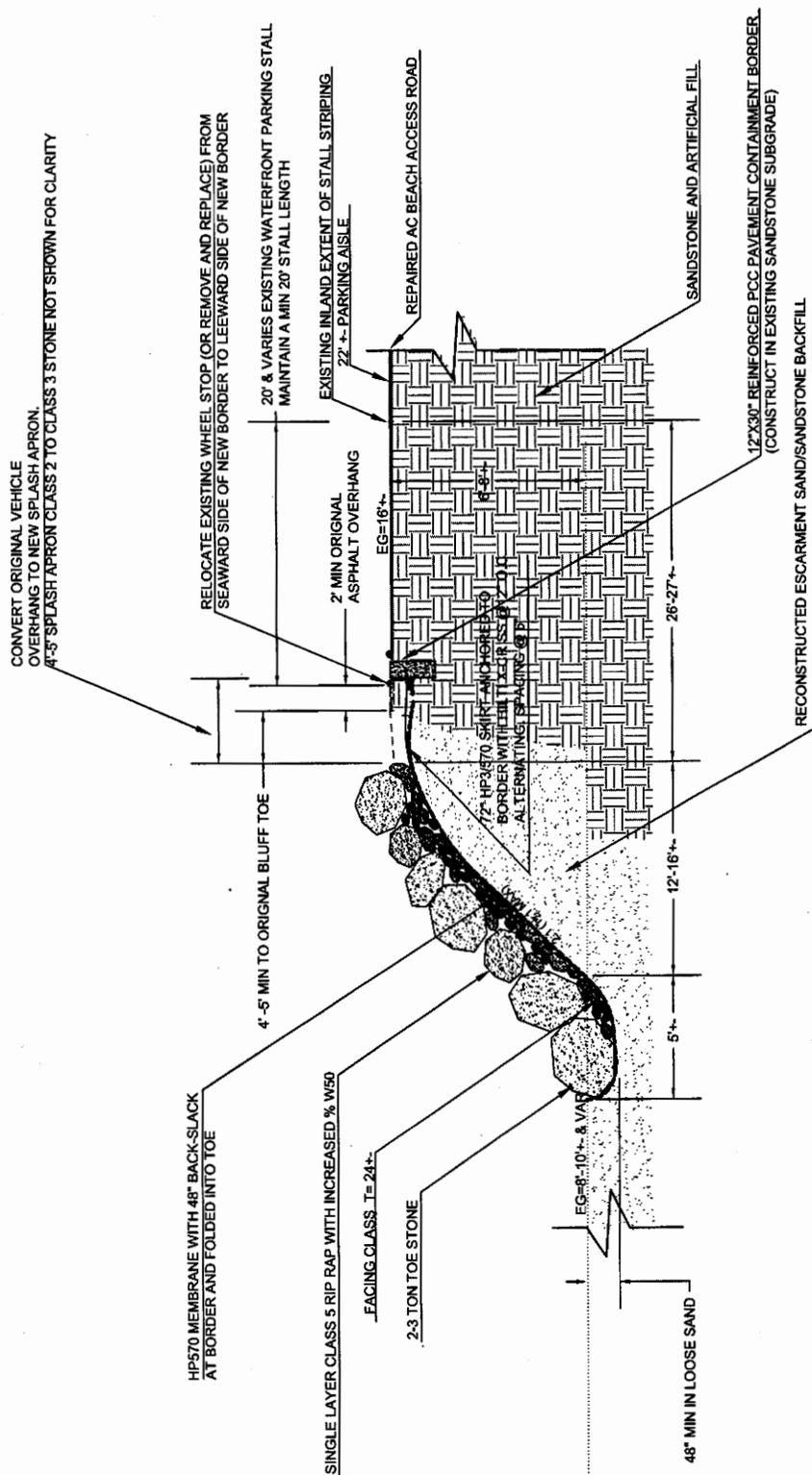
ACQUISITION & DEVELOPMENT DIVISION
 California Parks and Recreation
 Sacramento, CA
 916-433-3229

ASSIGNED:	R. ROBINSON
DRAWN:	R. ROBINSON
CHECKED:	
DATE:	4-01-2016
REVISIONS:	DATE

EMERGENCY REPAIR

DOHENY STATE BEACH
 BEACH ACCESS ROAD

SHEET NO.
C-2.1
 1 of 1



TYPICAL SECTION

NTS

MATERIAL QUANTITIES

- 1/4 TO 3 TON STONE 3000 TONS (APPROX)
- FACING CLASS BACKING 1000 TONS (APPROX)

Exhibit A
 G-5-16-0036 (REVISED, April 1, 2016)

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV

**EMERGENCY PERMIT**

Issue Date: April 1, 2016
Emergency Permit No. G-5-16-0039

APPLICANT:

County of Orange - OC Parks, Attn: Susan Brodeur
13042 Old Myford Road, Irvine, CA 92602

LOCATION OF EMERGENCY:

CAPISTRANO BEACH COUNTY PARK, DANA POINT, CA
(APN(s): 123-060-09, 123-060-10, 123-060-14, and 123-060-15)

EMERGENCY WORK:

Removal of failed sidewalk panels, and temporary placement of shoreline protective devices in the form of sandbags over a layer of geotextile along an approximately 150 linear foot section of beach at the down coast (south/east) end of the Capistrano Beach County Park parking lot and retrieval of dislodged rock on the beach and placement back into the existing rock revetment section at the upcoast end of the parking lot to protect the County Beach parking lot from further damage (i.e., sidewalks and parking lot have already experienced erosion and undermining from recent high swell and water levels) from storm events forecasted for continuing 2016 spring El Nino storm events.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of significant wave runup and wave overtopping from El Nino storms forecasted for the 2016 spring posing a threat to structures at CAPISTRANO BEACH COUNTY PARK, DANA POINT, CA requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services pursuant to 14 Cal. Admin. Code Section 13009. The Executive Director of the California Coastal Commission hereby finds that:

- (a) An emergency exists that requires action more quickly than permitted by the procedures for administrative or ordinary coastal development permits (CDPs), and that the development can and will be completed within 30 days unless otherwise specified by the terms of this Emergency Permit; and
- (b) Public comment on the proposed emergency development has been reviewed if time allows.

The emergency work is hereby approved, subject to the conditions listed on the attached pages.

April 1, 2016

Emergency Permit No.: G-5-16-0039

Sincerely,

John Ainsworth
Acting Executive Director

for Sherilyn Sarb
for Sherilyn Sarb
Deputy Director
For Orange County

cc: Local Planning Department

Enclosures: 1) Acceptance Form;
2) Regular Permit Application Form

CONDITIONS OF APPROVAL:

1. The enclosed Emergency Permit Acceptance form must be signed by the PROPERTY OWNER and returned to our office within 15 days.
2. Only that work specifically described in this permit and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. All work shall take place in a time and manner to minimize any potential damages to any resources, including intertidal species, and to minimize impacts to public access.
4. The applicant shall retain the services of a qualified biologist or environmental resources specialist (hereinafter, "environmental resources specialist") with appropriate qualifications acceptable to the Executive Director, to monitor the site during construction and conduct sensitive species pre-construction surveys. Prior to the commencement of development, the applicant shall submit the contact information of all monitors with a description of their duties and their on-site schedule to the Executive Director for review and approval. The applicant shall ensure that the environmental resources specialist shall perform all of the following duties, and the applicant shall observe the following requirements:

Prior to construction activities, the applicant shall have the environmental resource specialist conduct a survey of the project site, to determine presence of California grunion during the seasonally predicted run period and egg incubation period, as identified by the California Department of Fish and Wildlife. If the environmental resources specialist determines that any grunion spawning activity is occurring and/or that grunion are present in or adjacent to the project site, then no construction, maintenance, grading, or grooming activities shall occur on, or adjacent to, the area of the beach where grunion have been observed to spawn until the next predicted run in which no grunion are observed. Surveys shall be conducted for all seasonally predicted run periods in which operation of mechanized equipment, grading, or sand movement would occur on the sandy beach portion of the project site. If the applicant is in the process of grading/sand movement, the material shall be graded and groomed to contours that will enhance the habitat for grunion prior to the run period. Furthermore, grading/sand movement/operation of mechanized equipment activities shall cease in order to determine whether grunion are using the beach during the following run period. The applicant shall have the environmental resource specialist provide inspection reports after each grunion run observed and shall provide copies of such reports to the Executive Director and to the California Department of Fish and Wildlife.

April 1, 2016

Emergency Permit No.: G-5-16-0039

5. The work authorized by this permit must be completed within 30 days of the date of this permit, which shall become null and void unless extended by the Executive Director for good cause. Commencement of development under this emergency permit shall result in nullification of emergency CDP G-5-15-0044 issued by the Executive Director on December 22, 2015 for the installation of a temporary rock revetment in approximately the same location as the proposed sand bags.
6. Any additional work requires separate authorization from the Executive Director. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. The proposed sandbags shall extend no more than 10-12 feet from the seaward side of the public parking lot. Sandbags no larger than 35" x 35" x 34" may be utilized. Sandbags shall be placed from +4 feet MLLW up to the elevation of the parking lot at +16 feet MLLW.
8. Public Access. The permittee shall to the maximum extent practicable, minimize the amount of beach covered by sandbags to maintain the largest portion of beach possible. To the extent possible, sandbags shall be placed in a manner to allow pedestrian access across over them to the beach.
9. Methods for erosion control shall be maintained around the project site during construction.
10. Machinery, vehicles, and construction materials not essential for emergency work are prohibited at all times in beach areas.
11. Construction staging activities and equipment and materials storage areas shall not be located in vegetation areas, wetland areas or in any other environmentally sensitive habitat area. Use of public parking areas for construction staging or materials storage shall be limited to the smallest area possible. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Refueling of construction equipment shall occur off-site or within a designated fueling area that can contain fueling-related spills. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
12. Public Rights. The approval of this permit shall not constitute a waiver of any public rights that exist or may exist on the property. The permittee shall not use this permit as evidence of a waiver of any public rights that may exist on the property.

13. In exercising this permit, the applicant agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
14. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies, including but not limited to the California State Lands Commission, California Department of Fish and Wildlife, U.S. Fish and Wildlife, National Marine Fisheries Service, and/or the U.S. Army Corps of Engineers.
15. The applicant recognizes that the emergency work is considered temporary and subject to removal unless and until a regular coastal development permit permanently authorizing the work is approved. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as offers to dedicate, easements, in-lieu fees, etc.) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.
16. Within 180 days of issuance of this Emergency Permit, or as extended by the Executive Director through correspondence, for good cause, the applicant shall either: (a) remove all of the materials placed or installed in connection with the emergency development authorized in this Permit and restore all affected areas to their prior condition after consultation with California Coastal Commission staff, and consistent with the Coastal Act. In some instances, a permit may be needed for removal; or (b) submit a complete follow-up Coastal Development Permit (CDP) that satisfies the requirements of Section 13056 of Title 14 of the California Code of Regulations. If the Executive Director determines that the follow-up CDP application is incomplete and requests additional information, the applicant shall submit this additional information by a certain date, as established by the Executive Director. If such a follow-up CDP application is withdrawn by the applicant or is denied by the Commission, or if the follow-up CDP application remains incomplete for a period of 120 days after the Executive Director informs the applicant that the application is incomplete, the emergency-permitted development shall be removed and all affected areas restored to their prior condition, after consultation with CCC staff and consistent with the Coastal Act, subject to any regulatory approvals necessary for such removal. In some instances, a permit may be needed for removal.
17. Failure to a) submit a complete follow-up CDP Application that complies with Condition 16 above, or b) remove the emergency development and restore all affected areas to their prior condition after consultation with CCC staff, and consistent with the Coastal Act (if required by this Emergency Permit) by the date specified in this Emergency Permit¹, or c) comply

¹ In some instances, a permit may also be required for removal.

with all terms and conditions of the required follow-up CDP, including any deadlines identified therein, or d) remove the emergency-permitted development and restore all affected areas to their prior condition after consultation with CCC staff and consistent with the Coastal Act immediately upon denial of the required follow-up CDP² will constitute a knowing and intentional violation of the Coastal Act³ and may result in formal enforcement action by the Commission or the Executive Director. This formal action could include a recordation of a Notice of Violation on the applicant's property; the issuance of a Cease and Desist Order and/or a Restoration Order; imposition of administrative penalties for violations involving public access; and/or a civil lawsuit, which may result in the imposition of monetary penalties, including daily penalties of up to \$15,000 per violation per day, and other applicable penalties and other relief pursuant to Chapter 9 of the Coastal Act. Further, failure to follow all the terms and conditions of this Emergency Permit will constitute a knowing and intentional Coastal Act violation.

² As noted above, in some instances, a permit may also be required for removal.

³ The Coastal Act is codified in sections 30000 to 30900 of the California Public Resources Code. All further section references are to that code, and thus, to the Coastal Act, unless otherwise indicated.