

CALIFORNIA COASTAL COMMISSION

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

WWW.COASTAL.CA.GOV



Th25

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

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

July 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 July 2016 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

Applicant	Project Description	Project Location
<p>5-16-0351-W Nutrend Homes Attn: Peggy Domasin</p>	<p>Remove an existing one-story mobile home and replace with a new one-story, 16-foot high, approximately 1,160 square foot one-story manufactured home with a one-car carport. 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. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>42 Saratoga, Newport Beach, Ca 92660 (APN(s): 440-132-61, 440-132-62)</p>
<p>5-16-0376-W RLR Properties Attn: Richard Rosen</p>	<p>Demolish existing single family home and construct three-story 29-foot high duplex (Unit A 1,604 sq. ft.; Unit B 1,272 sq. ft.) with four on-site parking spaces and on-site drainage system.</p>	<p>120 41Street, Newport Beach, Ca 92663 (APN(s): 423-312-05)</p>
<p>5-16-0383-W Seafoam Development, LLC</p>	<p>Demolition of a one-story, 1,448 sq. ft. single-family residence and construction of a three-story, 29-ft. high, 2,860 sq. ft. single-family residence with an attached 370 sq. ft. two-car garage with a new concrete drive apron and a 5-ft. 6-in. wood fence along the side property lines on a 2,271 sq. ft. lot. Drainage improvements include installation of a French drain at the rear portion of the lot toward which all runoff from non-permeable areas will be directed and collected prior to reaching the main storm drain system. Minimal landscaping is proposed and will consist of noninvasive and primarily drought tolerant plants. Minor grading consisting of 200 cu. yds. of cut/fill for site preparation is proposed.</p>	<p>408 Seville Ave, Newport Beach, Ca (APN(s): 048-271-23)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0429-W 203 Diamond Ave, LLC, Attn: David Dahn</p>	<p>Demolish an existing residence and construct a 29 foot high, two-story with covered roof deck, 1,932 square foot, single family residence with an attached 393 square foot, 2-car garage on a 2,556 square foot lot. Surface and roof runoff will be directed to French drains in the side and front yards to facilitate filtering and natural percolation. all proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation. No grading is proposed.</p>	<p>203 Diamond Ave, Newport Beach, Ca 92662 (APN(s): 050-092-16)</p>
--	---	--

IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

Applicant	Project Description	Project Location
<p>5-02-031-A5 OC Public Works Attn: Vincent Gin</p>	<p>A five (5) year time extension to allow maintenance at six (6) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until July 2021. No changes are proposed to the actual maintenance activities.</p>	<p>A five (5) year time extension to allow maintenance at six (6) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until July 2021. No changes are proposed to the actual maintenance activity. Outlet Locations throughout Orange County</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>5-09-105-E3 Attn: Lisa Bair</p>	<p>Major addition to an existing single-story single-family residence consisting of 307 cu. yds. cut/fill grading to construct a semi-subterranean, 860 sq. ft. new lower level within the footprint of the existing residence to include 2 bedrooms, 2 baths, family room plus a 326 sq. ft. utility/storage room; addition of a lower level paved patio with outdoor spa and shower, outdoor half spiral stair to access new lower level; repairs to existing 355 sq. ft. wood balcony deck; plus interior remodel of existing portion of residence.</p>	<p>86 - S La Senda, Laguna Beach, Ca 92651 (APN(s): 056-193-50)</p>

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



June 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: 5-16-0351-W

Applicant: Nutrend Homes, Attn: Peggy Domasin

Location: 42 Saratoga, Newport Beach (Orange County) (APN(s): 440-132-61, 440-132-62)

Proposed Development: Remove an existing one-story mobile home and replace with a new one-story, 16-foot high, approximately 1,160 square foot one-story manufactured home with a one-car carport. 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. Landscaping proposed to be drought tolerant and non-invasive plants.

Rationale: The subject site consists of a 1,934 square foot mobile home space located within a 270 space mobile home park that is designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located on an interior lot within the mobile home park. The subject site is located in the Upper Newport Bay area and is between the first public road and the sea. The subject mobile home space is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by the Department of Housing and Community Development (HCD), not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One (1) parking space is provided on site. Additional parking (160 parking spaces) for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available within the privately owned mobile home park. Public access to the Upper Newport Bay is available approximately 1,000 feet south of the project site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative 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 July 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

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



June 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: 5-16-0376-W **Applicant:** RLR Properties (Attn: Richard Rosen)

Location: 120 41st Street, Newport Beach, Orange County (APN: 423-312-05)

Proposed Development: Demolish existing single family home and construct three-story 29-foot high duplex (Unit A 1,604 sq. ft.; Unit B 1,272 sq. ft.) with four on-site parking spaces and on-site drainage system.

Rationale: The subject site is located approximately 200 feet inland of the public beach on a 2,550 square foot lot designated R-2 (Two-Unit Residential) by the Newport Beach Zoning Code and Land Use Plan. The Newport Beach Planning Division approved the project in concept on April 21, 2016. The proposed project includes two covered parking spaces for each of the two units, all accessed from an existing alley, which meets the Commission's parking requirement of two spaces per residential unit. The proposal to divert stormwater to a bottomless trench drain adjacent to the alley and to swales at each side of the property is consistent with the policies of the Coastal Act. Construction best management practices include daily clean up, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction. Proposed grading consists of a maximum of 50 cubic yards, and any excess material will be disposed of outside the coastal zone. All proposed landscaping consists of low water use plants in pots or raised beds. The proposed project complies with the applicable water efficiency and conservation measures of the City's adopted CALGreen standards and other City guidelines concerning irrigation systems, and efficient fixtures and appliances. The proposed 29-foot high sloped roof and project design are compatible with the character of surrounding development and will not have any adverse effects on visual or coastal resources, public recreation, or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 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

by: Zach Rehm
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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



June 7, 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: 5-16-0383-W

Applicant: Seafoam Development, LLC

Location: 408 Seville Ave, Newport Beach (Orange County) (APN: 048-271-23)

Proposed Development: Demolition of a one-story, 1,448 sq. ft. single-family residence and construction of a three-story, 29-ft. high, 2,860 sq. ft. single-family residence with an attached 370 sq. ft. two-car garage with a new concrete drive apron and a 5-ft. 6-in. wood fence along the side property lines on a 2,271 sq. ft. lot. Drainage improvements include installation of a French drain at the rear portion of the lot toward which all runoff from non-permeable areas will be directed and collected prior to reaching the main storm drain system. Minimal landscaping is proposed and will consist of noninvasive and primarily drought tolerant plants. Minor grading consisting of 200 cu. yds. of cut/fill for site preparation is proposed.

Rationale: The subject lot is designated as single-unit residential detached in 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, on Balboa Peninsula. The proposed project is consistent with the land use designations and conforms to the Commission's parking requirement (two spaces per residential unit). The project is designed to be compatible with the character of the surrounding development and has received an approval in concept from the City (AIC #2016021, April 20, 2016). Adequate measures to address water quality have been incorporated during construction and into the project design. 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 will not adversely impact public access, coastal resources, public recreation or coastal views. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 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
cc: File

Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



June 28, 2016

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

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

Waiver: 5-16-0429-W**Applicant:** 203 Diamond Ave., LLC**Location:** 203 Diamond Ave., Newport Beach (Orange County)
(APN No. 050-092-16)

Proposed Development: The applicant proposes to demolish an existing residence and construct a 29 foot high, two-story with covered roof deck, 1,932 square foot, single family residence with an attached 393 square foot, 2-car garage on a 2,556 square foot lot. Surface and roof runoff will be directed to French drains in the side and front yards to facilitate filtering and natural percolation. All proposed landscaping will be drought tolerant and irrigated with micro spray or drip irrigation. No grading is proposed.

RATIONALE: The subject site is located approximately 500 feet inland from the beach, and is not located between the first public road and the sea. The area is zoned R-BI, (two-unit residential, Balboa Island), which permits single family residences up to 29 feet high on this site based on lot area and development standards. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed parking (2 on-site in the attached garage) is consistent with the development standards contained within the City's Certified LUP. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. Directing runoff into on-site infiltration systems is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 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 enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth,
Acting Executive Director

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **5-02-031-A5**

July 1, 2016

To: All Interested Parties

From: John Ainsworth, Acting Executive Director

Subject: Permit No. **5-02-031-A5** granted to **OC Public Works**, Attn: **Vincent Gin** for: Implementation of an ocean outlet maintenance program at ocean outlet locations throughout Orange County.

Project Site: Ocean Outlet Locations throughout Orange County

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

A five (5) year time extension to allow maintenance at six (6) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until July 2021. No changes are proposed to the actual maintenance activities.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to marine resources, water quality, biological resources, public access or recreation. The proposed amendment is consistent with the underlying permit approval (CDP# 5-02-031). The ocean outlets that are subject of this amendment are located within multiple jurisdictions, including the cities of Huntington Beach, Dana Point, and San Clemente. The amendment is consistent with existing LCPs for the City of Huntington Beach and Dana Point and will not prejudice the City of San Clemente's ability to prepare a certified Local Coastal Program and is consistent with City of San Clemente's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

July 5, 2016

Notice is hereby given that **Steve Bair and Lisa Bair** has applied for a one-year extension of Coastal Development Permit **5-09-105**, granted by the California Coastal Commission on **July 12, 2012**, with the most recent one-year extension issued on July 12, 2015 for:

Major addition to an existing single-story single-family residence consisting of 307 cu. yds. cut/fill grading to construct a semi-subterranean, 860 sq. ft. new lower level within the footprint of the existing residence to include 2 bedrooms, 2 baths, family room plus a 326 sq. ft. utility/storage room; addition of a lower level paved patio with outdoor spa and shower, outdoor half spiral stair to access new lower level; repairs to existing 355 sq. ft. wood balcony deck; plus interior remodel of existing portion of residence.

At: **86 La Senda Laguna Beach (Orange County) (APN(s): 056-193-50)**

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