

CALIFORNIA COASTAL COMMISSION

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

For the

January 2017 Meeting of the California Coastal Commission

January 04, 2017

To: Commissioners and Interested Parties

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

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the January 2017 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>5-16-1000-W California State Parks, Orange Coast District, Attn: Julie Tobin</p>	<p>Vegetation removal for expansion of an existing 18 space paved surface parking lot by an addition of 35 new parking spaces, 14,180 sq. ft. new asphalt paving over currently landscaped and permeable gravel parking areas. New asphalt pavement to sheet flow to existing permeable gravel or landscaped areas. No new landscaping proposed. No expansion or improvements to existing on site buildings proposed.</p>	<p>3030 Avenida Del Presidente, San Clemente, Ca 92672 (APN(s): 060-020-12, 060-142-24, 060-142-26)</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
5-16-0031-W Attn: John Keon	Demolish the existing detached 705 sq. ft. 2- car garage and apartment above. Construct a new 24 ft. 10 in. high garage and apartment structure, containing two new 2-car garages (with tandem spaces) on the first floor totaling 1,240 sq. ft., stairway, and new 1,313 sq. ft. apartment on second floor. No work is proposed to the 945 sq. ft. primary single family residence.	142 – 7th St, Seal Beach, Ca 90740 (APN(s): 199-033-27)
5-16-0362-W Attn: Roberta Feuerstein	Major remodel of a single family residence, including the addition of 2,230 sq. ft. to an existing 4,256 sq. ft. single family residence, and lot line merger on a Bayfront lot.	301 Via Lido Soud, Newport Beach, Ca
5-16-0515-W Attn: Ken & Maureen Shaw	Demolition of a 2,500 sq. ft., 2-story single family residence, and construction of a new 2-story, 29ft. high 2,755 sq. ft. single family residence with a 428 sq. ft., 2-car garage on a Bayfront lot.	542 S. Bayfront Dr, Newport Beach, Ca 92662 (APN(s): 050-062-10)
5-16-0818-W Attn: Carl Patterson	Demolition of an existing single-family residence with a detached garage and construction of a new three-story, duplex with a maximum height of 29-feet. More specifically, the building will consist of the following: 1) Unit A will consist of 2,245 square feet with a 205 square foot one-car garage and one carport space; and 2) Unit B will consist of 1,634 square feet with a 207 square foot one car garage and one carport space. Grading will consist of 11 cubic yards of cut, 28 cubic yards of fill and 17 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also consists of the conversion of a duplex on one parcel into two (2) condominium units.	216 - 33rd St, Newport Beach, Ca (APN(s): 423-353-03)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-0946-W Hometown America, Attn: Joann Gomez</p>	<p>Installation of an approximately 822 sq. ft., 16 ft. high one-story manufactured home with steel pier tie down foundation system on Space D6, a 2,694 sq. ft. lot/space within an existing mobile home park. Two parking spaces will be provided onsite. 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.</p>	<p>30802 S. Coast Hwy., D-6, Laguna Beach, Ca 92651 (APN(s): 056-240-65)</p>
<p>5-16-0986-W Attn: Kathy & Ed Abels</p>	<p>Demolition of an existing single-family residence with an attached garage and construction of a new 3,391 square foot three-story with a basement single-family residence with an attached 577 square foot three-car garage. The maximum height of the structure will be 29-feet. Grading will consist of 354 cubic yards of cut, 5 cubic yards of fill and 349 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>3000 Ocean Blvd, Newport Beach, Ca 92625 (APN(s): 052-063-02)</p>
<p>5-16-0995-W Gold Stone Properties, Attn: Tummy N. Carter</p>	<p>Demolition of existing two-story duplex and construction of a new three-story, 29-ft. tall above finished floor, 3,773 sq. ft. duplex with two, two-car garages, hardscape and drainage improvements designed to collect and filter water runoff onsite prior to reaching the main storm drain system and a finished floor proposed at 9.0 and waterproofing up to 9.5 to address future sea level rise concerns.</p>	<p>2805 Balboa Blvd, Newport Beach, Ca 92663 (APN(s): 047-091-31)</p>
<p>5-16-1048-W SL Trust</p>	<p>Demolition of existing two-story plus basement single-family residence and construction of a new 7,252 sq. ft. two-story plus finished basement, 24-ft. high, single-family residence with basement level four-car garage, decks and loggia, landscaping, pool, and new paved driveway and drainage improvements designed to collect and filter water runoff onsite prior to reaching the main storm drain system.</p>	<p>208 Evening Canyon Rd, Newport Beach, Ca 92625 (APN(s): 052-192-01)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-1058-W 4819 Lido Sands, LLC, Attn: Steve Mitchell</p>	<p>Demolition of an existing single-family residence with an attached garage and construction of a new 3,273 square foot two-story single-family residence with an attached 744 square foot three-car garage. The maximum height of the structure will be 29-feet. Grading will consist of 280 cubic yards of cut and 280 cubic yards of fill, 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>4819 Lido Sands Dr, Newport Beach, Ca 92663 (APN(s): 114-211-05)</p>
<p>5-16-1060-W Arbor Development LLC, Attn: Chris Brigandi</p>	<p>Demolition of the existing single story 1,513 sq. ft. single family residence and existing 2 car garage and construction of new 2 story, 3,926 sq. ft., 29 foot high, single family residence and attached 2 car garage. Drainage from the roof and surface water will be directed to permeable areas, trench drains, and bottomless catch basins to be retained and treated onsite. Drought tolerant and species and artificial lawn will be installed in landscaped areas and planter boxes.</p>	<p>2581 Arbor Dr, Newport Beach, Ca (APN(s): 049-182-16)</p>

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December 28, 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: 5-16-1000-W

Applicant: California State Parks, Orange Coast District, Attn: Julie Tobin

Location: 3030 Avenida Del Presidente, San Clemente (Orange County)
(APN(s): 060-020-12, 060-142-24, 060-142-26)

Proposed Development: Vegetation removal for expansion of an existing 18 space paved surface parking lot by an addition of 35 new parking spaces, 14,180 sq. ft. new asphalt paving over currently landscaped and permeable gravel parking areas. New asphalt pavement to sheet flow to existing permeable gravel or landscaped areas. No new landscaping proposed. No expansion or improvements to existing on site buildings proposed.

Rationale: The subject site is designated as OS1, Open Space Public Parks and Publicly Owned Open Spaces in the San Clemente Land Use Plan (LUP). The proposed project is an expansion to an existing paved surface parking lot associated with the California State Parks Orange Coast District Administrative offices. The proposed project will accommodate existing operational needs and meeting and training functions at the existing administrative offices. No expansion or improvements to existing buildings is proposed. Water quality best management practices are proposed during and after construction. Drainage will be directed to permeable areas for onsite percolation of water runoff. Public coastal access exists approximately a mile northwest of the site at the Calafia Beach Park access point. 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 **January 11-13, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Acting Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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December 20, 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: 5-16-0031-W

Applicant: John Keon

Location: 142 7th St, Seal Beach (Orange County)

Proposed Development: Demolish the detached 705 sq. ft. 2- car garage and apartment above. Construct a new 24 ft. 10 in. high garage and apartment structure, containing two 2-car garages (with tandem spaces) on the first floor totaling 1,240 sq. ft., stairway, and a 1,313 sq. ft. apartment on second floor. No work is proposed to the 945 sq. ft. primary single family residence.

Rationale: The subject site is a 4,406 sq. ft. inland lot zoned Residential High Density (RHD-20) in the City of Seal Beach Zoning Code, the proposed project conforms to the permitted use. Public coastal access to the Pacific Ocean is available approximately 500 feet south of the site at the 7th St. street-end. The proposed project conforms to the City's 25 foot height limit for this area and the Commission's parking requirement (2 spaces per residential unit). The project is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during and after construction. Downspouts from the roof of the new unit will be directed to permeable areas for onsite percolation of water runoff. The project conforms to the 2013 CalGreen standards for water conservation. The proposed development will not adversely impact public access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at the **January 11-13, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth

Amber Dobson

Acting Executive Director

Coastal Program Analyst

cc: Commissioners/File

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December 29, 2016

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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

Waiver: 5-16-0362-W

Applicant: Roberta Feuerstein

Location: 301 Via Lido Soud, Newport Beach (Orange County) (APN: 423-141-09)

Proposed Development: The applicant proposes a major remodel and addition of 1,175 sq. ft. to the first and second floor of an existing 4,256 sq. ft. single family residence on a bayfront lot with a bulkhead on Lido Island. A lot line merger is also proposed as a part of this CDP application, to merge 301 and 305 Via Lido Soud. A new swimming pool is also proposed on the south side of the property. Drainage improvements include installation of a trench drain at the rear of the lot toward which all runoff from non-permeable areas will be directed and collected prior to reaching the main storm drain system. No landscaping or grading is proposed.

Rationale: The subject lot is designated as single-unit residential by the City of Newport Beach and is located on a bay-front lot, in between the first public road and the sea on Balboa Island. The proposed project is consistent with the land use designations and meets the Commission's parking requirement (two spaces per residential unit) and is designed to be compatible with the character of the surrounding area. Public access is available directly seaward of the site, and vertical access is available approximately 500 ft. to the south, and 600 ft. to the north. The project has received an approval in concept from the City, (AIC #2016022) as well as approval for the lot line merger in April, 2016. Adequate measures to address water quality, as well as measures to address flood hazards have been incorporated during construction and into the project design, as the finished floor elevation is proposed to be +12.62 ft. NADV88 ft. The applicant has assumed all risks associated with sea-level rise at the site. 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 **January 11-13, 2017** 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

Mandy Revell
Coastal Program Analyst

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Waiver: 5-16-0515-W

Applicant: Ken and Maureen Shaw

Location: 542 S. Bayfront Newport Beach (Orange County) (APN: 050-062-10)

Proposed Development: Demolition of a two-story, 2,600 sq. ft. single-family residence with attached garage and construction of a new two-story, 29-ft. high, 2,755 sq. ft. single-family residence with an attached 428 sq. ft. two-car garage on a 2,614 sq. ft. bay-front lot. Drainage improvements include installation of a trench drain at the rear of the lot toward which all runoff from non-permeable areas will be directed and collected prior to reaching the main storm drain system. Proposed landscaping will consist of noninvasive and primarily drought tolerant plants. No grading is proposed.

Rationale: The subject lot is designated as single-unit residential by the City of Newport Beach and is located on a bay-front lot, in between the first public road and the sea on Balboa Island. The proposed project is consistent with the land use designations and meets the Commission's parking requirement (two spaces per residential unit) and is designed to be compatible with the character of the surrounding area. Public access is available directly seaward of the site on a public walkway, and vertical access is available approximately 100 ft. to the west, and 150 ft. to the east. The project has received an approval in concept from the City (AIC #2016035, May 27, 2016). Adequate measures to address water quality and flood hazards have been incorporated during construction and into the project design including waterproofing the site up to 9.5' (NADV88). The applicant has assumed all risks associated with sea-level rise at the site. 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 **January 11-13, 2017** 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

Mandy Revell
Coastal Program Analyst

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December 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: 5-16-0818-W

Applicant: Carl E. Patterson

Location: 216 33rd St, Newport Beach (Orange County) (APN(s): 423-353-03)

Proposed Development: Demolition of an existing single-family residence with a detached garage and construction of a new three-story, duplex with a maximum height of 29-feet. More specifically, the building will consist of the following: 1) Unit A will consist of 2,245 square feet with a 205 square foot one-car garage and one carport space; and 2) Unit B will consist of 1,634 square feet with a 207 square foot one car garage and one carport space. Grading will consist of 11 cubic yards of cut, 28 cubic yards of fill and 17 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also consists of the conversion of a duplex on one parcel into two (2) condominium units.

Rationale: The lot size is 3,325 square feet and is designated as Two Family Residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. In addition, the subdivision of land is not allowed under Categorical Exclusion E-77-5. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, the LCP Implementation 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 **January 11-13, 2017** 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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December 29, 2016

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

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Waiver: 5-16-0946-W **Applicant:** Hometown America

Location: 30802 Coast Highway, Space D6, Laguna Beach (Orange County) (APN: 056-240-64)

Proposed Development: After-the-fact approval of an approximately 822 sq. ft., 16 ft. high one-story manufactured home with steel pier tie down foundation system on Space D6, a 2,694 sq. ft. lot/space within an existing mobile home park. Two parking spaces will be provided onsite. 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, which is consistent with past Commission permit action. This inland space is surrounded by existing development and does not have resources that may be considered ESHA. 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 **January 11-13, 2017** 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

Mandy Revell
Coastal Program Analyst

cc: File

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December 30, 2016

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

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Waiver: 5-16-0986-W

Applicant: Kathy and Ed Abels

Location: 3000 Ocean Blvd, Newport Beach (Orange County) (APN(s): 052-063-02)

Proposed Development: Demolition of an existing single-family residence with an attached garage and construction of a new 3,391 square foot three-story with a basement single-family residence with an attached 577 square foot three-car garage. The maximum height of the structure will be 29-feet. Grading will consist of 354 cubic yards of cut, 5 cubic yards of fill and 349 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

Rationale: The lot size is 4,166 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. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, the LCP Implementation 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 **January 11-13, 2017** 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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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: 5-16-0995-W

Applicant: Gold Stone Properties, Tummy N. Carter

Location: 2805 Balboa Blvd Newport Beach (Orange County)

Proposed Development: Demolition of existing two-story duplex and construction of a new three-story, 29-ft. tall above finished floor, 3,773 sq. ft. duplex with two, two-car garages, hardscape and drainage improvements designed to collect and filter water runoff onsite prior to reaching the main storm drain system and a finished floor proposed at 9.0 and waterproofing up to 9.5 to address future sea level rise concerns.

Rationale: The subject site is a 2,750 sq. ft. lot designated RT-E, two-unit residential in 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 Balboa Peninsula. The proposed project meets the Commission's parking requirement (2 spaces per unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality and current and future sea level rise have been incorporated into the project design. The proposed project meets City height restrictions. Public coastal access to the beach is available ~ 350 ft. west of the site at the 28th Street street-end. 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 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 **January 11-13, 2017** 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

Liliana Roman
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



December 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: 5-16-1048-W

Applicant: SL Trust

Location: 208 Evening Canyon Rd, Newport Beach (Orange County) (APN(s): 052-192-01)

Proposed Development: Demolition of an existing two-story plus basement single-family residence and construction of a new 7,252 sq. ft. two-story plus finished basement, 24-ft. high, single-family residence with basement level four-car garage, decks and loggia, landscaping, pool, and new paved driveway and drainage improvements designed to collect and filter water runoff onsite prior to reaching the main storm drain system.

Rationale: The subject site is a 9,172 sq. ft. lot designated residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea. The proposed project exceeds the Commission's parking requirement (2 spaces per residence) 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 to the beach is available approximately half a mile of the site at the Little Corona beach. 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 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 **January 11-13, 2017** 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

Liliana Roman
Coastal Program Analyst

cc: File

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December 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: 5-16-1058-W

Applicant: 4819 Lido Sands, LLC

Location: 4819 Lido Sands Dr, Newport Beach (Orange County) (APN(s): 114-211-05)

Proposed Development: Demolition of an existing single-family residence with an attached garage and construction of a new 3,273 square foot two-story single-family residence with an attached 744 square foot three-car garage. The maximum height of the structure will be 29-feet. Grading will consist of 280 cubic yards of cut and 280 cubic yards of fill, 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.

Rationale: The lot size is 4,608 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. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, the LCP Implementation 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 **January 11-13, 2017** 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

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December 19, 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: 5-16-1060-W **Applicant:** Arbor Development LLC, Chris Brigandi

Location: 2581 Arbor Dr, Newport Beach (Orange County) (APN(s): 049-182-16)

Proposed Development: Demolition of a single story 1,513 sq. ft. single family residence and 2 car garage and construction of a 2 story, 3,926 sq. ft., 29 foot high, single family residence and attached 2 car garage. Drainage from the roof and surface water will be directed to permeable areas, trench drains, and bottomless catch basins to be retained and treated onsite. Drought tolerant and species and artificial lawn will be installed in landscaped areas and planter boxes.

Rationale: The subject lot is 4,175 sq. ft. designated as R-1 single-unit residential by the City of Newport Beach and is not located between the first public road and the sea. The first floor finished elevation will be 13.5 feet to mitigate against flooding with sea level rise and storm events. The proposed project is consistent with the height limit in the certified Land Use Plan and is designed to be compatible with the character of the surrounding area. Public access to the Bay is available to the south of the site off Bayshore Drive, approximately 800 feet away. The project has received an approval in concept from the City (AIC #2016077, Nov. 2, 2016). Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act, and the proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards. In addition, construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The proposed 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 **January 11-13, 2017** 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

Amber Dobson
Coastal Program Analyst cc: File