

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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Prepared December 07, 2017 (for the December 14, 2017 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, South Coast District Deputy Director
Subject: South Coast District Deputy Director's Report for Orange County for December 2017

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on December 14, 2017. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on December 14th.

With respect to the December 14th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on December 14, 2017 (see attached)

Immaterial Amendments

- 5-83-797-A4, Portofino Circle Walkway Railing (Walking Path Railing Of Portofino Cove (Tract #11716), Portofino Circle, Huntington Harbour, Huntington Beach (Orange County))

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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **5-83-797-A4****Date:** December 6, 2017**To:** All Interested Parties**From:** John Ainsworth, Executive Director

Subject: Amendment to previously amended Coastal Development Permit No. **5-83-797**, granted on 1/13/1984 to Crocker National Bank & City of Huntington Beach for: Subdivision and construction of a multi-unit residential project with a private marina and a public beach, located at the terminus of Countess Drive bounded by Bolsa Chica Channel to the west, the Main Channel to the Southwest and Trinidad Channel to the east, Huntington Harbour, City of Huntington Beach, 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):

Replace deteriorated fence/railing located at the seaward edge of the public walkway located atop the bulkhead along the seaward edge of the southwest and southeast edge of the Portofino Cove residential development. Replacement will use same railing/fence design as the railing/fence to be replaced with the exception of the use of thicker gauge metal to improve strength and longevity (16 gauge rather than 14 gauge). The proposed project will use bolted panel/section approach to allow offsite fabrication and eliminate on-site welding and finish painting. The proposed fence/railing will be 42 inches high with 2 inch by 2 inch posts and rails, with pickets spaced no more than 4 inches apart. The fence/railing will include four new gates replacing existing gates with the same design and location. The current and replacement gates are located at the gangways to the existing boat docks. The new gates will each have new dead bolts and be self-closing. These gates will be parallel to the public walkway in the same alignment as the fence/railing, will not encroach onto the public walkway, and will not interfere with public use of the public walkway. In addition, existing five foot high fencing will be replaced with the same design in the same location with heavier gauge metal. The five-foot high fencing is located beyond the end of the walkway, in the area between the homes and the harbor at the northeast portion of the property where there is no public walkway. Public access will be maintained for the entire duration of the proposed fence/railing replacement project. The proposed project will incorporate water quality best management practices (BMPs) to protect the adjacent waterways and environment, including off-site fabrication, welding and painting, use of absorbent rolls and tarps to prevent debris from falling into the water, all grinding or drilling will be done with a vacuum present to suck up debris and dust, and long handled nets will be kept on site and used to immediately 'net' any debris that may inadvertently fall into the water, and daily site cleaning.

Notice of Proposed Immaterial Permit Amendment

5-83-797-A4 (Portofino Cove Patio Homes Association)

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 fence/railing replacement is necessary for continued public safety along the public walkway. All previously imposed special conditions of the underlying permit, as previously amended, will remain in effect, including the requirement for the provision of continuous lateral access along the inland side of the bulkhead (5-83-797, Special Condition No. 1). The walkway is located within the public access easement required of the original coastal development permit. The offer to dedicate the public access easement was accepted by the State Coastal Conservancy and is managed by Orange County Coastkeeper. Orange County Coastkeeper was notified of this amendment request, but no response has been received. Both the State Coastal Conservancy and Orange County Coastkeeper will receive this *Notice of Proposed Immaterial Amendment*. In addition, no signage is proposed as part of this amendment request. Existing signage promoting public access at the site is to remain at the site, no change to existing public access signage is proposed. The applicant, Portofino Cove Patio Homes Association, is the successor in interest to Mola Development, who in turn is successor in interest to the original permit applicant Crocker National Bank. Public access along the walkway will remain available throughout the duration of the proposed fence/railing replacement project. The proposed project will not interfere with continued public use of the public access walkway and will not interfere with public use of the existing six public benches or with the four trashcans required to be available for public use.

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

5-83-797-A4 (Portofino Cove) NotImmAm 12.17 mv

cc: Commissioners/File