

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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W18

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
March 2017 Meeting of the California Coastal Commission*

February 27, 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 March 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), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations.

Applicant	Project Description	Project Location
<p>5-17-0038-W Attn: Linda Pasin</p>	<p>Remodel of an existing single family residence consisting of a net 897 sq. ft. addition resulting in a total living area of 4,615 sq. ft. including a 2-story infill addition to attach the garage to main residential structure. At the upper level, a 551 sq. ft. addition is proposed and a 195 sq. ft. reduction to an existing hobby room to accommodate a new balcony deck and removal of front entry, and 565 sq. ft. of balcony deck additions; at the lower level, a 623 sq. ft. addition is proposed and an 83 sq. ft. reduction in living area to mechanical area. Additional development includes grading, hardscape and landscape improvements including new retaining walls, spa, and water feature. Grading is proposed to include relocation/realignment of an existing storm drain easement and construction of a new 24-inch diameter storm drain along the northerly property line and abandonment of the existing storm drain underneath the existing garage structure.</p>	<p>27 N. La Senda Dr, Laguna Beach, Ca 92651 (APN: 056-171-29)</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>5-15-1295-W Attn: Jimmy & Susie Yanez</p>	<p>Demolition of a one-story commercial building and construction of a three-story 35-ft. high, 3,784 sq. ft. mixed-use structure including a 1,851 sq. ft. residential unit and a 1,821 sq. ft. furniture store with an additional 112 sq. ft. of storage space. The proposed project includes six on-site parking spaces and three on-site bicycle spaces. No landscaping is proposed at this time.</p>	<p>16741 Pacific Coast Hwy, Sunset Beach, Ca 90742 (APN: 178-526-01)</p>
<p>5-16-0844-W Attn: Robert Beistle</p>	<p>Demolition of a one-story single-family residence, and construction of an approximately 2,226 sq. ft., 28.2 ft. high, three-story duplex with an attached 400 sq. ft. two-car garage, two carports, and decks totaling 544 sq. ft., and hardscape improvements on a 2,375 sq. ft. lot. The applicant proposes drought-tolerant and non-invasive landscaping in contained planters, which will be irrigated through a drip irrigation system. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.</p>	<p>211 38th St, Newport Beach, Ca (APN: 423-308-12)</p>
<p>5-16-1062-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 1,230 square foot, two-story, 24 foot high manufactured home, with a steel pier tie down foundation system. Project scope includes two off-street and on-site parking spaces. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy., Space K-14, Laguna Beach, Ca 92651 (APN: 656-191-38)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-1085-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 920 sq. ft., one-story, 15 ft. high manufactured home, with a 276 sq. ft. deck, 276 sq. ft. awning, and steel pier tie down foundation system. Two on-site parking spaces will be provided on the concrete driveway. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy, Space F14, Laguna Beach, Ca 92651 (APN: 056-240-65)</p>
<p>5-16-1098-W Piana Construction</p>	<p>Change of use of a site from a liquefied propane gas distributor to a juice bar. The approximately 1,000 sq. ft. building will be maintained on site. The applicant proposes an interior remodel, including new drywall, ceiling, lighting, finishes, and new ADA restroom, resulting in 610 net sq. ft. of seating/service area and 327 net sq. ft. of storage area. The applicant also proposes exterior renovations, including new finishes, a new trash enclosure and restriping the parking lot with nine on-site parking spaces.</p>	<p>16305 Pacific Coast Hwy, Seal Beach, Ca (APN: 178-502-43)</p>
<p>5-16-1115-W Attn: Stephen Rogers</p>	<p>Lot merger of two adjacent lots designated as Single-Unit Residential Detached (RSD-B) in the certified Coastal Land Use Plan into a single 4,734 sq. ft. lot for the continuation of existing single-family development. The residential density on the site will remain unchanged (one residential unit).</p>	<p>322 Buena Vista Blvd, Newport Beach, Ca 92661 (APN(s): 048-031-16, 048-031-18)</p>
<p>5-16-1121-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 1,512 sq. ft., one-story, 16 ft. high manufactured home with a rooftop deck, 600 sq. ft. awning, and steel pier tie down foundation system. Project scope includes installation of 100 sq. ft. shed, two covered off-street and on-site parking spaces, as well as low water usage, non-invasive landscaping. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy., Space K40, Laguna Beach, Ca 92651 (APN: 056-240-65)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-16-1122-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 1,400 sq. ft., one-story, 16 ft. high manufactured home with a 350 sq. ft. rooftop deck, front deck, 540 sq. ft. awning, and steel pier tie down foundation system. Project scope includes installation of a 64 sq. ft. shed and a new fence, and two covered off-street and on-site parking spaces are proposed. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy., Space K21, Laguna Beach, Ca 92651 (APN: 056-240-65)</p>
<p>5-16-1133-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 880 sq. ft., one-story, 15 ft. high manufactured home, with a 175 sq. ft. deck, 220 sq. ft. awning, and steel pier tie down foundation system. Project scope includes two covered off-street and on-site parking spaces, and the installation of a 64 sq. ft. shed. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy., Space F16, Laguna Beach, Ca 92651 (APN: 056-240-65)</p>
<p>5-16-1134-W Hometown America, LLC, Attn: Joann Gomez</p>	<p>Installation of a new, approximately 686 square foot, one-story, 14 foot high manufactured home, with a 150 square foot deck, 420 square foot awning, and steel pier tie down foundation system. Project scope includes two off-street and on-site parking spaces. There is currently no existing structure on the property, and no grading is proposed.</p>	<p>30802 S. Coast Hwy., Space F25, Laguna Beach, Ca 92651 (APN(s): 056-240-65)</p>
<p>5-17-0020-W 1450 Locust LLC Attn: Christine Walker-Bowman</p>	<p>Exterior renovations to an existing 4,320 sq. ft. commercial building. Changes include façade upgrades, and increasing from 1 existing store front to 2, with no proposed changes in height or square footage. No changes to the existing 57 sq. ft. detached trash enclosure on the property are proposed.</p>	<p>800 Pacific Coast Hwy, Seal Beach, Ca 90740 (APN: 043-112-01)</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>5-16-0139-A1 Attn: Gary Jabara</p>	<p>Removal of an 888 sq. ft. U-shaped float dock, a 3' X 20' gangway, a 4' X 20' approach, a 4' X 15' approach, a 10' X 11' pier, four 18" square concrete guide piles, and four 14" T-shaped concrete guide piles and replace with a new 888 sq. ft. U-shaped float dock, a 3' X 24' gangway, a 4' X 19' approach, a 4' X 13' approach, a 10' X 14' pier, five 14" square concrete guide piles, and four 14" T-piles.</p>	<p>819 Via Lido Soud, Newport Beach, Ca 92663 (APN: 423-278-06)</p>

EXTENSIONS - IMMATERIAL

Applicant	Project Description	Project Location
<p>5-11-178-E3 2808 Lafayette Property, LLC, Attn: Lisa Cervantes-Morehart</p>	<p>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: 047-023-06)</p>
<p>5-13-0678-E2 Attn: Nizar Tannir</p>	<p>Demolition of existing three-level, 3,100 sq. ft. single family residence and attached 2-car garage on a coastal bluff face and construction of a new 7,197 sq. ft. three-level single-family with three levels of cantilevered decks, attached two-car garage and a second 781 sq. ft. two-car garage and recreation room with roof deck at the toe of the bluff; demolition and re-construction of a portion of an existing wood stairway on the bluff face; landscaping and hardscape improvements including two new driveways; retaining walls; 1,283 cubic yards of cut; and drilled caisson and grade beam foundations for the residence and second garage.</p>	<p>3235 Ocean Blvd, Corona Del Mar, Ca 92625 (APN: 052-120-54)</p>
<p>5-13-1233-E1 Bay City Partners, LLC</p>	<p>Request for extension of permit to subdivide a 10.9 acre vacant, former power plant (DWP) site into two parcels; subdivision of the 4.5 acre parcel into 28 single-family (custom-home) residential lots and one visitor-serving lot and installation of street and drainage improvements; construction of a passive open space park with master plan on the 6.4 acre remainder parcel including seasonal and year round visitor-serving commercial uses; lot line adjustment and street vacation.</p>	<p>Southwest corner of 1st Street and Marina Drive, Seal Beach (Orange County)</p>

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February 22, 2017

Coastal Development Permit Waiver, Improvements to Existing Structures or Repair and Maintenance, Coastal Act Section 30610

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: 5-17-0038-W

Applicant: Linda and Erik Pasin

Location: 27 N. La Senda Dr, Laguna Beach (Orange County) (APN(s): 056-171-29)

Proposed Development: Remodel of an existing single family residence consisting of a net 897 sq. ft. addition resulting in a total living area of 4, 615 sq. ft. including a two-story infill addition to attach the garage to main residential structure. At the upper level, a 551 sq. ft. addition is proposed and a 195 sq. ft. reduction, removal of entry door, and 565 sq. ft. of balcony deck additions; at the lower lever, a 623 sq. ft. addition and an 83 sq. ft. reduction in living area to mechanical area. Additional development includes grading, hardscape and landscape improvements including new retaining walls, spa, and water feature. Grading includes relocation/realignment of an existing storm drain easement and construction of a new 24-inch diameter storm drain along the northerly property line and abandonment of the existing storm drain.

Rationale: The subject site is a 9,874 sq. ft. inland lot within the Three Arch Bay private gated community in Laguna Beach within the first public road and the sea. The site is not a bluff top, oceanfront, or coastal canyon lot but is located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification (due to public access issues) in the otherwise certified City of Laguna Beach. Public coastal access exists in the project vicinity, approximately half a mile upcoast at 9th Avenue. 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 is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Surface water runoff from the site and runoff from the roof will be conducted through gutters to area drains leading to landscaped areas and area drains to allow for natural percolation. The proposed development will not result in adverse impacts to coastal 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 Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 8-10, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

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February 24, 2017

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: 5-15-1295-W

Applicant: Jimmy & Susie Yanez

Location: 16741 Pacific Coast Hwy, Sunset Beach, City of Huntington Beach (Orange County)
(APN: 178-526-01)

Proposed Development: Demolition of a one-story commercial building and construction of a three-story 35-ft. high, 3,784 sq. ft. mixed-use structure including a 1,851 sq. ft. residential unit and a 1,821 sq. ft. furniture store with an additional 112 sq. ft. of storage space. The proposed project includes six on-site parking spaces and three on-site bicycle spaces. No landscaping is proposed at this time.

Rationale: The subject site is a 2,700 sq. ft. inland lot designated as CV-mu (Commercial Visitor – Mixed Use Overlay) by the City of Huntington Beach General Plan for the Sunset Beach area and the proposed project conforms to the designated use. The surrounding area is a mix of commercial and residential uses and the proposed project is designed to be compatible with the character of the surrounding area. The proposed development meets the City and the Draft Land Use Plan parking requirements of two spaces per residential unit and one space for each 500 sq. ft. of gross floor area for furniture stores. The development received an Approval-in-Concept from the City of Huntington Beach (CUP 16-009) on August 9, 2016 and will incorporate water and energy conservation measures consistent with the 2013 California Green Building Code Standards and Amendments. Public access to the beach is available approximately 300 feet southwest of the site at the street end of 16th Street. The proposed project will not prejudice the City's ability to prepare a Certified Local Coastal Program and it 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 its **March 8, 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
Executive Director

Shannon Vaughn
Coastal Program Analyst

cc: File

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February 23, 2017

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: 5-16-0844-W **Applicant:** Roger Beistle

Location: 211 38th Street, Newport Beach (Orange County) (APN: 423-308-12)

Proposed Development: Demolition of a one-story single-family residence, and construction of an approximately 2,226 sq. ft., 28.2 ft. high, three-story duplex with an attached 400 sq. ft. two-car garage, two carports, and decks totaling 544 sq. ft., and hardscape improvements on a 2,375 sq. ft. lot. The applicant proposes drought-tolerant and non-invasive landscaping in contained planters, which will be irrigated through a drip irrigation system. The applicant acknowledges and accepts the risks and responsibilities associated with hazards associated with flooding, storms, and sea-level rise, which the project site may be subject to.

Rationale: The subject site is designated two-unit residential by the City of Newport Beach certified Local Coastal Program (LCP) and is located on an inland lot, and is neither bayfront or oceanfront. The proposed project meets the LCP's parking requirements of two spaces per unit and is designed to be compatible with the character of the surrounding development. Drainage from the roof drains, gutters, and downspouts will be directed to perforated subdrain pipes and drains with filter cloth before being directed to the street's main storm drain system. Adequate measures to address water quality and flood hazards have been incorporated during construction and into the project design including a finished slab elevation varying from 9.6 ft. to 10.6 ft. (NADV88). The proposed development incorporates water and energy conservation measures consistent with the City's adopted CALGreen standards concerning efficient fixtures and appliances. Construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Furthermore, the proposed development is consistent with the City's certified LCP.

This waiver will not become effective until reported to the Commission at their **March 8-10, 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
Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: File

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February 23, 2017

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: 5-16-1062-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space F16, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 1,230 square foot, two-story, 24 foot high manufactured home, with a steel pier tie down foundation system. Project scope includes two off-street and on-site parking spaces. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space K14, an approximately 3,996 square foot mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. This is an inland space surrounded by existing development, and the proposed project design is compatible with the character of the surrounding development. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit, and roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
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: 5-16-1085-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space F14, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 920 sq. ft., one-story, 15 ft. high manufactured home, with a 276 sq. ft. deck, 276 sq. ft. awning, and steel pier tie down foundation system. Two on-site parking spaces will be provided on the concrete driveway. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space F14, an approximately 2,586 sq. ft. mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. This is an inland space surrounded by existing development, and the proposed project design is compatible with the character of the surrounding development. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit, and roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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Waiver: 5-16-1098-W **Applicant:** Piana Construction & Painting, Inc.

Location: 16305 Pacific Coast Highway, Seal Beach (Orange County) (APN: 178-502-43)

Proposed Development: Change of use of a site from a liquefied propane gas distributor to a juice bar. The approximately 937 sq. ft. building will be maintained on site. The applicant proposes an interior remodel, including new drywall, ceiling, lighting, finishes, and new ADA restroom, resulting in 460 sq. ft. of seating/service area, 275 sq. ft. of preparation area, 139 sq. ft. of storage area, and a 63 sq. ft. restroom. The applicant also proposes exterior renovations, including new finishes, a new trash enclosure and restriping the parking lot with nine on-site parking spaces.

Rationale: The subject site is an approximately 6,541 sq. ft. lot in the Surfside area of the City of Seal Beach and is not located in between the first public road and the sea. The lot is designated as General Commercial by the City of Seal Beach zoning code. The area surrounding the site is a mix of commercial and residential development and the proposed project is designed to be compatible with the character of the surrounding area. The proposed development meets the City's parking requirement of 1 space for each 100 sq. ft. of area with nine on-site parking spaces. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Standards Code and Amendments. Public access to the beach is available approximately 150 ft. southwest of the site at the end of Anderson Street. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and it 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 **March 8, 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
Executive Director

Shannon Vaughn
Coastal Program Analyst

cc: File

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Waiver: 5-16-1115-W

Applicant: Stephen E. Rogers

Location: 320 and 322 Buena Vista Blvd, Newport Beach (Orange County)
(APN(s): 048-031-16, 048-031-18)

Proposed Development: Lot merger of two adjacent lots designated as Single-Unit Residential Detached (RSD-B) in the certified Coastal Land Use Plan into a single 4,734 sq. ft. lot for the continuation of existing single-family development. The residential density on the site will remain unchanged (one residential unit).

Rationale: The proposed development consists of the combination of two existing adjacent lots, one at 320 Buena Vista Blvd. (2,130 sq. ft.) and the other at 322 Buena Vista Blvd. (2,604 sq. ft.) into one single 4,734 sq. ft. lot. The lot merger would simply remove the interior lot line separating the two existing lots and will not result the creation of additional parcels. No additional development is proposed. The project will not result in a change in land use or density, since no additional lots are created and the single-family residential use will be maintained. The proposed project has been approved by the City of Newport Beach Planning Department (Lot Merger No. LM2016-009[PA2016-158, 10/27/16]). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation opportunities, or coastal views. Additionally, the proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 8-10, 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,
Executive Director
cc: File

Liliana Roman
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
200 OCEANGATE, 10TH FLOOR
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February 23, 2017

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: 5-16-1121-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space K40, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 1,512 sq. ft., one-story, 16 ft. high manufactured home with a rooftop deck, 600 sq. ft. awning, and steel pier tie down foundation system. Project scope includes installation of 100 sq. ft. shed, two covered off-street and on-site parking spaces, as well as low water usage, non-invasive landscaping. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space K40, an approximately 6,511 sq. ft. mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit, and roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed project design is compatible with the character of the surrounding development, and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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February 23, 2017

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: 5-16-1122-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space K21, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 1,400 sq. ft., one-story, 16 ft. high manufactured home with a 350 sq. ft. rooftop deck, front deck, 540 sq. ft. awning, and steel pier tie down foundation system. Project scope includes installation of a 64 sq. ft. shed and a new fence, and two covered off-street and on-site parking spaces are proposed. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space K21, an approximately 3,279 sq. ft. mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. This is an inland space surrounded by existing development, and the proposed project design is compatible with the character of the surrounding development. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit. Roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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February 23, 2017

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: 5-16-1133-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space F16, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 880 sq. ft., one-story, 15 ft. high manufactured home, with a 175 sq. ft. deck, 220 sq. ft. awning, and steel pier tie down foundation system. Project scope includes two covered off-street and on-site parking spaces, and the installation of a 64 sq. ft. shed. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space F16, an approximately 1,921 sq. ft. mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. This is an inland space surrounded by existing development, and the proposed project design is compatible with the character of the surrounding development. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit, and roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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February 23, 2017

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: 5-16-1134-W **Applicant:** Hometown America, LLC c/o Joann Gomez

Location: 30802 S. Coast Highway, Space F25, Laguna Beach 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 686 square foot, one-story, 14 foot high manufactured home, with a 150 square foot deck, 420 square foot awning, and steel pier tie down foundation system. Project scope includes two off-street and on-site parking spaces. There is currently no existing structure on the property, and no grading is proposed.

Rationale: The subject site is Space F25, an approximately 1,170 square foot mobile home park space located within Laguna Terrace Mobile Home Park in Hobo Canyon, and is not located between the first public road and the sea. The subject site is designated Low-Density Residential by the City of Laguna Beach. This is an inland space surrounded by existing development, and the proposed project design is compatible with the character of the surrounding development. The proposed development meets the Commission's standard of 2 on-site parking spaces per residential unit, and roof gutters and downspouts will direct storm runoff to landscaped or permeable areas, which is consistent with the marine protection policies of the Coastal Act. Public access to Aliso Beach is available south of the site across Pacific Coast Highway. The proposed development will not adversely impact visual or coastal resources, public access, or public recreation opportunities. Additionally, the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act, as well as the City's Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **March 8-9, 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
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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February 22, 2017

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: 5-17-0020-W **Applicant:** 1450 Locust LLC

Location: 800 Pacific Coast Hwy. Seal Beach 90740 (Orange County)
(APN(s): 043-112-01, 043-112-02, 043-112-03)

Proposed Development: Exterior renovations to an existing 4,320 sq. ft. commercial building. Changes include façade upgrades, and increasing from 1 existing store front to 2, with no proposed changes in height or square footage. No changes to the existing 57 sq. ft. detached trash enclosure on the property are proposed.

Rationale: The subject site is a 15,464 sq. ft. lot, approximately 0.40-miles inland from the beach, and is not located between the first public road and the sea. The project site is designated Commercial General (GC) in the City of Seal Beach's Zoning Code, and the project has been Approved in Concept by the City (Nov. 29, 2016). No changes to the existing 21 parking spaces or the existing structure height of 23 feet are proposed. The proposed development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities, and will not prejudice the City's ability to prepare a Certified Local Coastal Program, and the proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 8-10, 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
Executive Director

Fernie Sy
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **5-16-0139-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: **Description of development previously approved pursuant to 5-16-0139** granted to **Gary Jabara, Residential Holdings M2, LLC**: removal of an 888 sq. ft. U-shaped float dock and four 18 sq. in. concrete guide piles and construction of a new 980 sq. ft. T-shaped float dock with three 18 sq. in. concrete guide piles, re-deck and reuse the existing pier and gangway. The new float will be comprised of wood and composite materials, more specifically described in the application filed in the Commission offices.

Project Site: 819 Via Lido Soud, Newport 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):

Removal of an 888 sq. ft. U-shaped float dock, a 3' X 20' gangway, a 4' X 20' approach, a 4' X 15' approach, a 10' X 11' pier, four 18" square concrete guide piles, and four 14" T-shaped concrete guide piles and replace with a new 888 sq. ft. U-shaped float dock, a 3' X 24' gangway, a 4' X 19' approach, a 4' X 13' approach, a 10' X 14' pier, five 14" square concrete guide piles, and four 14" T-piles.

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 access, biological resources, visual resources, recreation and visitor-serving resources or be affected by hazards. The development will result in 30 sq. ft. of additional over-water coverage compared to the existing dock, which is 44 sq. ft. less than what was previously approved (74 sq. ft. of additional over-water coverage was previously approved) by the Commission and will result in 2.2 sq. ft. of less fill than existing (previously approved additional fill 0.13 sq. ft.). The proposed amendment is consistent with the underlying permit approval (CDP# 5-16-0139) as previously approved and is consistent with the City's certified Local Coastal Program.

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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LONG BEACH, CALIFORNIA 90802-4416
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 27, 2017

Notice is hereby given that **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: 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
Executive Director

Caitlin Oshida
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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200 OCEANGATE, 10TH FLOOR
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 24, 2017

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

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

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

Pursuant to Section 13169 of the Commission Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
John Ainsworth
Executive Director

A handwritten signature in cursive script that reads "Liliana Roman".

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

February 27, 2017

Notice is hereby given that Bay City Partners, LLC, City of Seal Beach and Marina Beach House has applied for a one year extension of 5-13-1233 granted by the California Coastal Commission on March 12, 2015

for: Subdivision of a 10.9 acre vacant, former power plant (DWP) site into two parcels; subdivision of the 4.5 acre parcel into 28 single-family (custom-home) residential lots and one visitor-serving lot and installation of street and drainage improvements; construction of a passive open space park with master plan on the 6.4 acre remainder parcel including seasonal and year round visitor-serving commercial uses; lot line adjustment and street vacation.

at: Southwest corner of 1st Street and Marina Drive, Seal Beach (Orange County).

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
Executive Director

Fernie Sy
Coastal Program Analyst

cc: Commissioners/File