

**CALIFORNIA COASTAL COMMISSION**

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



# W24

**Prepared June 02, 2017 (for the June 07, 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 June 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 June 07, 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 June 7th.

With respect to the June 7th 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 June 07, 2017 (see attached)**

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**Waivers**

- 5-17-0346-W, Giles Residence (San Clemente)
- 5-17-0433-W, 229-231 Seal Beach, LLC/New 2-story residence (Seal Beach)

**Immaterial Amendments**

- 5-08-217-A2, San Clemente Municipal Pier Repairs/Maintenance (San Clemente)

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May 25, 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:** 5-17-0346-W**Applicant:** Joseph and Bernice Giles**Location:** 201 Calle Conchita San Clemente (Orange County) (APN: 692-252-03)

**Proposed Development:** Remodel of an existing 2,165 sq. ft. 1-story single family residence including reconfiguration of the first story floor plan, and construction of a 1,457 sq. ft. second floor addition and 560 sq. ft. second floor deck. No grading is proposed. The proposed project will result in an approximately 25-ft. high, 2-story residence over partial subterranean basement floor with 3,456 sq. ft. of habitable space.


**Rationale:** The subject site is a 5,015 sq. ft. lot not located between the first public road and the sea, approximately .09 miles inland from the beach. The site is designated low-density residential in the City of San Clemente Land Use Plan (LUP), and the proposed development received local approval by the City of San Clemente on April 24, 2017. The existing four (4) parking spaces will be maintained onsite which exceeds the Commission's standard of two (2) parking spaces per residential unit. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards, and Best Management Practices (BMPs) to control runoff will be utilized during construction. The proposed project design is compatible with the character of surrounding development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities. It is consistent with Chapter Three policies of the Coastal Act, and it will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP).

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **June 7-8, 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

  
Caitlin Oshida  
Coastal Program Analyst

cc: File

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May 19, 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:** 5-17-0433-W

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

**Location:** 229 and 231 Seal Beach Blvd., Seal Beach (Orange County) (APN(s): 199-062-48)

**Proposed Development:** Construction of two 2-story, 25-ft. high, 2,672 sq. ft. single family residences on two vacant lots with attached 418 sq. ft. two-car garages and 572 sq. ft. roof decks, perimeter fencing, landscape and hardscape improvements proposed for both. Demolition, grading, and lot subdivision was permitted by 5-15-2058-W.

**Rationale:** The subject site is zoned LC-RMD (Limited Commercial – Residential Med Density) in the City of Seal Beach Zoning Code. The proposed project conforms to the permitted uses for the zone and does not preclude future limited commercial uses at the site. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. The project meets the Commission's parking requirement (2 spaces per residence). The public beach is located approximately 1,000 feet south of the site. The proposed project design is compatible with the character of surrounding development and will not adversely impact coastal resources, public access or public recreation opportunities. The proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at the **June 7-8, 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.

John Ainsworth,  
Executive Director  
cc: File

Amber Dobson  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT****Coastal Development Permit Amendment No. 5-08-217-A2**

June 1, 2017

**To:** All Interested Parties

**From:** Jack Ainsworth, Executive Director

**Subject:** Permit No. **5-08-217-A2** granted to the **City of San Clemente** for: Repair and maintenance to City Municipal Pier consisting of timber piles replacements and repairs (21); steel piles caps protective coating repairs; active corrosion protection system repair; bracing repairs (13) and replacements (9); deck plank replacement (31 sq. ft.); timber guardrails replacement (88 lf); and repairs to gas, water and sewer lines.

**Project Site:** 615 Avenida Victoria, San Clemente Pier, San Clemente (Orange County)  
(APN(s): 058-024-15)

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):  
Repair and maintenance to City Municipal Pier consisting of timber piles replacements and repairs (21); steel piles caps protective coating repairs; active corrosion protection system repair; bracing repairs (13) and replacements (9); deck plank replacement (31 sq. ft); timber guardrails replacement (88 lf); and repairs to gas, water and sewer lines.

**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 permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's or County's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request. If you have any questions about the proposal or wish to register an objection, please contact Daniel Nathan at 415-904-5251.