

**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



# Th12

**Prepared July 07, 2017 (for the July 13, 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 July 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 July 13, 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 July 13th.

With respect to the July 13th 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 July 13, 2017 (see attached)**

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**Waivers**

- 5-17-0282-W, McMahon Residence (San Clemente)
- 5-17-0313-W, Elder Manufactured Home (Seal Beach)
- 5-17-0432-W, Scibelli Duplex (San Clemente)
- 5-17-0566-W, Aitken Residence (San Clemente)

**Immaterial Extensions**

- 5-82-291-A5-E1, Ritz Carlton Laguna Niguel Hotel Remodel Permit Extension (Dana Point)
- A-5-DPT-05-306-E4, Zhang Residence Permit Extension (Dana Point)

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June 30, 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:** 5-17-0282-W

**Applicant:** Edward McMahon

**Location:** 329 W. Paseo De Cristobal San Clemente (Orange County) (APN(s): 692-272-21)

**Proposed Development:** Remodel of an existing 3,810 sq. ft. two-story single family residence including a new 86 sq. ft. first floor addition, 481 sq. ft. second floor addition, and 496 sq. ft. new second floor covered deck area resulting in a 4,377 sq. ft. two-story, 25' tall single family residence; no grading or landscaping.

**Rationale:** The subject site is a coastal bluff lot within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The existing development was previously approved by the Commission under CDP-79-5827. The proposed project includes a total addition of 567 sq. ft. interior living space and 496 sq. ft. second floor balcony deck. No new landscaping, grading or drainage improvements are proposed. As proposed, the project does not conflict with any of the conditions or terms of the underlying coastal development permit requiring a 25 ft. setback from the bluff edge. The proposed addition and new balcony decks conform to the City's rear bluff edge setbacks for both primary and accessory development, will not increase the height of the residence, is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists approximately 500 ft. north of the site at the T-Street public stair access way down the bluff to the beach. 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 its **July 12-14, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Executive Director

Liliana Roman  
Coastal Program Analyst

cc: Commissioners/File

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June 29, 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:** 5-17-0313-W

**Applicant:** Shane Elder

**Location:** 124 Cottonwood Ln, Seal Beach (Orange County)

**Proposed Development:** Removal of an existing manufactured home to be replaced with a 480 square foot, single story manufactured home that is 14 feet in height. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

**Rationale:** The subject site is located between the first public road and the sea. The lot size is approximately 1,012 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. 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. Public beach access is not available on site, but is available approximately ½ mile west of the project site at the end of 1<sup>st</sup> Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 12-14, 2017** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth  
Executive Director

Fernie Sy  
Coastal Program Analyst

cc: File

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June 30, 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:** 5-17-0432-W

**Applicant:** Scibelli Properties I, LLC

**Location:** 508 Avenida Victoria San Clemente (Orange County) (APN(s): 692-033-15)

**Proposed Development:** Demolition of a 2,306 sq. ft., 2-story, 4-unit apartment building and construction of a 6,565 sq. ft., 4-story duplex including an 8-vehicle basement level garage, retaining walls, decks, grading, landscape and hardscape improvements. The maximum height of the residential structure will be 36 ft. above finished grade. Grading will consist of 750 cubic yards of cut and 283 cubic yards of fill for the proposed basement level and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system or discharging into the ocean. Landscape is proposed utilizing drought tolerant non-invasive plants.

**Rationale:** The subject site is a 4,344 sq. ft. inland lot (not on a coastal canyon or coastal bluff) designated residential high density (RH) in the City of San Clemente Land Use Plan. The proposed project is the demolition of a fourplex and construction of a duplex. Adequate measures to address water quality have been incorporated into the project design and construction project construction. The proposed development exceeds the Commission's parking requirement (2 spaces per unit) and is designed to be compatible with the character of the surrounding development and will not create any new adverse impacts on coastal views. Public coastal access exists in the vicinity at the San Clemente Pier Access Point less than a half mile south of the site. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 12-14, 2017** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Cal. Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Senior Deputy Director

Liliana Roman  
Coastal Program Analyst

cc: File

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June 30, 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:** 5-17-0566-W

**Applicant:** Christopher Robb Aitken and Maureen Lavin Aitken

**Location:** 4055 Calle Isabella San Clemente (Orange County) (APN(s): 060-311-01)

**Proposed Development:** Remodel of a single-story, 6,719 sq. ft. single family residence consisting of a new 1,554 sq. ft. second-story interior living space addition over the existing single-story parking garage, plus a 235 sq. ft. second-story covered loggia/balcony deck, and a 145 sq. ft. storage space addition to the ground floor of the parking garage. The maximum height of the structure will be 25 ft. above finished grade. Drainage from the new roof will be directed into downspouts emptying out into landscaped raised planters for maximum on-site infiltration of water runoff. No new grading or landscaping is proposed.

**Rationale:** The subject site is a 34,120 sq. ft. inland lot within the Cotton Point private gated community which is between the first public road and the sea. The subject site is not located on a beach, coastal bluff or coastal canyon. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP), the proposed project adheres to this land use. The proposed project is a remodel of a single family residence consisting of a second floor addition over the garage. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists in the vicinity at Calafia Beach/San Clemente State Park to the north and Trestles accessway in San Diego County to the south. 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 its **July 12-14, 2017** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth  
Executive Director

Liliana Roman  
Coastal Program Analyst

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**(5-82-291-A5-E1)**

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that **S.H.C. Laguna Niguel I, LLC** has applied for a one year extension of 5-82-291 A5 granted by the California Coastal Commission on **May 13, 2015** for:

**Remodel and expand the existing Ritz Carlton Laguna Niguel hotel by adding a 36,071 sq. ft. meeting and event space; relocating a segment of the existing vertical public access pathway to the bluff and beach; landscape and hardscape work and installing water quality management devices.**

**At: 1 Ritz Carlton Dr, Dana Point (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

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(A-5-DPT-05-306-E4)



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that **Xiong Zhang** has applied for a one year extension of **A-5-DPT-05-306** granted by the California Coastal Commission on **April 13, 2012** for:

**Construct 14,017 square foot, 2-story, single family residence, 9-car parking garage, 2 separate 1-story accessory buildings totaling 3,407 square feet, and landscape/hardscape on a vacant 14.66 acre lot; construction of retaining walls and grading to remediate landslides along Caribbean Drive and grading and to prepare site for development consisting of 15,452 cubic yards of cut, 9,402 cubic yards of fill and 6,050 cubic yards of export to location outside of Coastal Zone; and creation of on-site 700 square foot wetland mitigation to offset impacts to 174 square foot wetland caused by landslide remediation.**

At: **32354 Caribbean Dr, Dana Point (Orange County) (APN(s): 670-101-21)**

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