

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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Th7

Prepared October 30, 2018 (for the November 08, 2018 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 November 2018

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 November 08, 2018. 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 November 8th.

With respect to the November 8th 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 November 08, 2018 (see attached)

Waivers

- 5-18-0900-W, Knute Fredman (Seal Beach)
- 5-18-0932-W, Boeing North America (Seal Beach)
- 5-18-0939-W, Gustin Residence (Seal Beach)
- 5-18-0941-W, Oufi LLC (San Clemente)
- 5-18-0965-W, City of Newport Beach (Newport Beach)
- 5-18-1001-W, Roger Nguyen (Seal Beach)
- 5-18-1047-W, Barfield - Lot Line Adjustment (Huntington Beach)

Immaterial Amendments

- 5-06-165-A1, Vincent Dundee III (Laguna Beach)

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October 23, 2018

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: 5-18-0900-W **Applicant:** Knute Fredholm

Location: 66 Riversea Road, Seal Beach (Orange County)

Proposed Development: Removal of a mobile home to be replaced with a 713 square foot, single story 13 feet high, manufactured home and new concrete driveway/single parking space. Additional parking for the residents of the Seal Beach Trailer Park (Seal Beach Shores) 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 site surface will be directed onto permeable areas on site before entering the main storm drain system.

Rationale: The subject site is located between the first public road (First Street) and the sea (tidally influenced San Gabriel River). The lot size is approximately 1,520 square feet and is designated residential high density (RHD-33) 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 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 1st Street. In addition, the public bike path along the San Gabriel River runs between the mobile home park and the river. 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 **November 7-9, 2018** 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

Meg Vaughn
 Coastal Program Analyst

cc: File

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October 25, 2018

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: 5-18-0932-W **Applicant:** Boeing North America (Attn: Marilyn Neustel)

Location: 2201 Seal Beach Boulevard, Seal Beach (Orange County APN: 095-792-01)

Proposed Development: Interior remodel of a one-story, 24-foot high, 21,360 square foot warehouse/mailroom building (Building B89), and conversion to a research facility with offices and a computer server room. Includes the construction of a 16-foot high, 2,805 square foot addition to house mechanical equipment, resulting in a one-story, 24-foot high, 24,165 square foot building. A new exterior cooling tower, back-up generator, and transformer and bollards will be installed on a paved area at the rear of the building, adjacent to the new addition. New 10-foot high security fencing, and a new entrance gate, will be installed around the perimeter of the building.

Rationale: The project site is a 1.38-acre developed industrial facility located more than a mile inland of the shoreline. The project site is designated Light Manufacturing in the City of Seal Beach's Zoning Code, and the project has been Approved in Concept by the City of Seal Beach (June 29, 2018). No public access or public recreational facilities exist at the site. Adequate on-site parking for the facility is provided on the existing Boeing employee parking lots. No public parking facilities will be impacted by the proposed project. The proposed development and will not adversely impact visual or coastal resources, public access, or public recreation opportunities, and approval of the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program (LCP). 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 its **November 7-9, 2018** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
 Executive Director

for Fernie Sy
 Coastal Program Analyst

cc: File

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October 25, 2018

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: 5-18-0939

Applicant: Courtney and Brent Gustin

Location: 1410 Crestview Ave, Seal Beach (Orange County) (APN(s): 199-193-02)

Proposed Development: Demolition of 2,094 sq. ft. single story residence and construction of a 3,511 sq. ft. 2-story plus basement level, 24' - 6" tall single-family residence plus attached 580 sq.ft. 2-car garage; grading consisting of 700 cu. yds. cut, hardscape improvements including new pool, spa, retaining walls, and driveway; landscaping consisting of non-invasive, low-water use plants and trees. Drainage improvements consisting of permeable pavers and catch basins are also proposed.

Rationale: The subject site is located approximately 1-mile inland from the beach on a 6,000 sq. ft. lot and is not located between the first public road and the sea. The lot is designated as residential low density in the City of Seal Beach Zoning Code. The project conforms to the City's 25 foot height limit for this area and meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the area. Adequate measures to address water quality have been incorporated into the project design such as drought tolerant vegetation, planter and area drains directing water runoff into catch basins and permeable pavers to allow runoff to percolate on site before reaching storm drains. The proposed development incorporates water and energy conservation measures consistent with the 2013 California Green Building Code Standards and construction BMPs will be followed to prevent construction activities from impacting coastal and marine resources and water quality. The project is compatible with the character of the surrounding area and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter 3 policies of the Coastal Act. The proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **November 8, 2018** 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

Liliana Roman
Coastal Program Analyst

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October 25, 2018

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: 5-18-0941-W

Applicant: Oufi, LLC, Attn: Nicolas Servais

Location: 218 Avenida Del Mar, San Clemente (Orange County) (APN: 058-111-32)

Proposed Development: Interior remodel of a 3,036 sq.ft. restaurant and façade improvements including new signage, patio doors and outdoor canvas awning covering existing outdoor dining area. No change in use from existing restaurant use is proposed. Additionally, no change to the building height or additional interior square footage, foundation work, landscaping, drainage improvements or changes to the existing 13 parking spaces are proposed.

Rationale: The site is an inland lot located on the visitor serving commercial strip of Avenida del Mar in San Clemente approximately a half mile inland from the beach. The proposed development consists of an interior remodel and façade improvements to an existing restaurant commercial building. The subject site is a 4,000 sq. ft. lot developed with a 3,200 sq. ft. restaurant seating 55 plus a patio seating an additional 16 persons. No change to the restaurant or seating capacity is proposed. The restaurant current complies with the City's parking requirements for a restaurant of this size. The project received a local Conditional Use Permit (CUP) for the sale of alcoholic beverages, a Minor Cultural Heritage Permit to allow the façade changes, and an amendment to an existing Minor CUP to modify the restaurant hours of operation. Public coastal access is available approximately a half mile west at the Pier. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, the proposed development would 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 **November 8, 2018** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director
cc: Commissioners/File

Liliana Roman
Coastal Program Analyst

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October 24, 2018

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: 5-18-0965

Applicant: City of Newport Beach, Public Works Dept., Attn: Fong Tse

Location: 1 Newport Pier Newport Beach (Orange County) (APN(s): 047-300-05)

Proposed Development: Demolition of a 4,055 sq. ft., 2-story restaurant wood building with upper and lower decks located at the end of Newport Pier including termination and capping of existing utilities. No heavy demolition equipment is proposed to be used on the Municipal wood pier, only hand tools and pick-up truck vehicles. Public access to the pier will be maintained along the length of Newport Pier, except for the area of work at the Pier end. Demolition phase Best Management Practices (BMPs) are proposed including but not limited to: temporary silt fencing, debris traps, no work performed in the presence of prevailing wind, all debris on the pier deck removed at the end of the work day, proposed to prevent debris from falling into the ocean below. Demolition is proposed to take place within a ten day period limited to the off-peak season (Labor Day to Memorial Day).

Rationale: The project area is located on a municipal wood pier over the waters of the Pacific Ocean. The proposed development consists of the demolition of an approximately 30 year old 2-story restaurant wood building. As proposed, no heavy equipment will be utilized for the demolition, only hand tools and pick-up truck vehicles. Special precautions are proposed to avoid debris dispersal by wind or water during demolition activities. Public access to the majority of the pier will be maintained during the 10-day demolition period. As proposed, the project will have minimal temporary public access impacts, and will result in the opening up of the area occupied by the building to the public for recreational purposes. 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 **November 8, 2018** 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

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October 24, 2018

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Waiver: 5-18-1001-W

Applicant: Roger Nguyen

Location: 216 2nd St, Seal Beach (Orange County) (APN(s): 199-142-25)

Proposed Development: Demolition of an existing single family residence and construction of a new approximately 4,500 sq. ft. two story single family residence on a 5,333 sq. ft. lot. The maximum height of the structure will not exceed 25-feet above finished grade. Drainage from the roof and surface water will be directed to on-site permeable areas and catch basins before entering the main storm drain system.

Rationale: The subject site is an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The lot size is 5,333 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (two-spaces per residential unit). 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.

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 **November 7-9, 2018** 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

Eric Stevens
Coastal Program Analyst

cc: File

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October 24, 2018

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

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Waiver: 5-18-1047-W **Applicant:** George Barfield Family Trust

Location: 16715 Bayview Drive, Sunset Beach, City of Huntington Beach, Orange County

Proposed Development: Lot line adjustment consisting of consolidation of three lots by removing an existing underlying lot line resulting in an approximately 3,600 square-foot lot. No new parcels or building sites will be created.

Rationale: The subject site is 3,600 square feet, is located on Bayview Island in Huntington Harbour in the Sunset Beach area of the City of Huntington Beach. The site is zoned Sunset Beach Residential – High Density under the City’s zoning. In this area of Huntington Beach there is no certified LCP. This lot line adjustment is related to the single family residence approved under Coastal Development Permit 5-18-0260. The City requires a lot line adjustment when two or more contiguous parcels are held by the same owner if one of the parcels does not conform to the minimum lot size. This lot line adjustment was approved by the City per Lot Line Adjustment No. 18-003. The subject site is located between the first public road (Bayview Drive) and the sea (Sunset Channel in Huntington Harbour). Public access is available in the project vicinity at the island’s street ends. The nearest public beach access exists approximately 500 feet west of the site, at Sunset Beach. The lot resulting from the proposed lot line adjustment is consistent with the size of the surrounding lots. The proposed project design (lot size) 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. Approval of the proposed lot line adjustment will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act 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 **November 7-9, 2018** 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

Meg Vaughn
Coastal Program Analyst

cc: File

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-06-165-A1**

October 30, 2018

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-06-165** granted to **Vincent Dundee III** for:

Remodel and 586 square-foot addition an existing 2,015 square-foot, single-family residence and ancillary improvements on a blufftop lot.

Project Site: 36 N. La Senda Drive, Laguna Beach (Orange County) (APN(s): 056-172-26)

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):

Approximately 127-sq. ft. addition to a three-story, 2,601-sq. ft. single-family residence on an ocean-fronting blufftop property. The single-family residence in located landward of a guest house. Project also includes conversion of 122-sq. ft. storage room into living space, and repaving of the driveway. Addition proposed under existing deck. No other site work proposed.

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):

No change in height or intensity of use is proposed as part of this amendment request. The proposed amendment will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed amendment would not result in development that would 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.

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

cc: Commissioners/File