

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



W22

Prepared December 05, 2018 (for the December 12, 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 December 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 December 12, 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 December 12th.

With respect to the December 12th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on December 12, 2018 (see attached)

Waivers

- 5-18-0910-W, Micheal Matt (Seal Beach)
- 5-18-0992-W, Home Town America LLC (Laguna Beach)
- 5-18-1127-W, Calvin Nguyen (San Clemente)

Immaterial Amendments

- 5-16-0113-A1, Lido Peninsula Company, LLC (Newport Beach)

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November 29, 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: 5-18-0910-W

Applicant: Michael Matt

Location: 617 S Shore Dr., Seal Beach, Orange County (APN(s): 199-161-10)


Proposed Development: Remodel and 858 sq. ft. addition to an existing 1,517 sq. ft. one story single-family residence with an attached 431 sq. ft. 2-car garage, including removal of 63 sq. ft. of the existing residence and a new roof resulting in a 2,312 sq. ft., 17-ft. 9-in. high single-family residence. The exterior walls will be covered with fibercement horizontal lap siding. There will be one (1) Mimosa tree removed from the front yard. The tree is approximately 30-ft. tall and as a 32-35-ft. spread. The tree is proposed to be removed outside the bird nesting season that is from the months of February through August. An existing approximately 100 sq. ft. patio will be removed and replaced with a new concrete patio measuring 21-ft 6-in. by 5-ft 6-in. No landscaping is proposed.

Rationale: The project site is located in a developed residential neighborhood approximately 0.6 miles inland of the beach on a 6,100 sq. ft. lot designated RLD-9 (Residential Low Density) by the City of Seal Beach Zoning Code. The project was designed to be compatible with the community character of the area and received an approval-in-concept by the City of Seal Beach Planning Department on September 12, 2018 and is consistent with the City's zoning requirements. The project is consistent with the Commission's parking requirements of 2 on-site parking spaces. The applicant submitted a bird survey for the tree removal and no sensitive species were identified. Impacts to nesting birds will be avoided because the applicant will remove the Mimosa tree outside of nesting season. Construction BMPs will be observed during construction activities in order to prevent harmful impacts to coastal resources. Water quality will be maintained with runoff being infiltrated onsite through 3 new drywells. Other runoff will be directed toward permeable areas before reaching the main storm drain. The proposed project 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 **December 12 – 14, 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


Alexander Yee
Coastal Program Analyst

cc: Commissioners/File

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November 29, 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: 5-18-0992-W

Applicant: Hometown America, LLC

Location: 30802 S. Coast Highway Space D9, Laguna Beach, 92651 (Orange County)
(APN: 056-240-64)

Proposed Development: Installation of a new, approximately 974 sq. ft., one-story, 15 ft. high manufactured home with a 318 sq. ft. deck and steel pier foundation system. Project scope includes two off-street parking spaces provided on-site, as well as low water usage, non-invasive landscaping. The lot is currently vacant and no grading is proposed.

Rationale: The subject site is Space D9, an approximately 3,620 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. Space D9 is an interior lot surrounded by existing development and is not adjacent to any ESHA or open space. 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 at the Montage Hotel access way. 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, and 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 **December 12-14, 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

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



November 26, 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: 5-18-1127 **Applicant:** Calvin Nguyen

Location: 407 Avenida Santa Barbara, San Clemente (Orange County) (APN(s): 692-025-21)

Proposed Development: Conversion of a multifamily structure on a single lot into three condominium units. Nine parking spaces are provided on-site.

Rationale: The subject lot is a 3,898 sq. ft. lot designated RH High Density Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project (Tentative Parcel Map No. 2014-127) was approved by the City of San Clemente City Council Resolution ZA 15-040 on 10/07/15. The proposed development consists of a conversion of an existing multifamily structure into a three-unit condominium. Authorization for construction of the multifamily structure was granted by CDP 5-15-1460 (Eddy Bashoor Investments, Inc.). The development meets the Commission's typically applied parking requirement of two parking spaces per residential unit and will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality or prejudice the City's ability to prepare a certified Local Coastal Program. 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 **December 12-14, 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.

John Ainsworth,
Executive Director

Mandy Revell
Coastal Program Analyst

cc: File

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December 4, 2018

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-16-0113-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: **On March 8, 2017, the California Coastal Commission granted to Michael Curci, Lido Peninsula Company, LLC, Coastal Development Permit 5-16-0113 for: Demolition of an 81-slip marina and construction of a 46-slip marina in the same location.**

Project Site: Lido Yacht Anchorage/Channel Road Marina, Newport Bay, City of 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):

Temporary relocation of a 135-foot long, 14-slip dock float, and a 110-foot long headwalk float, from the south side of Lido Peninsula to the north side of Lido Peninsula. The 14-slip dock, to be secured in place with four 6-inch diameter piles, will temporarily accommodate small vessels displaced by the marina construction authorized by Coastal Development Permit No. 5-16-0113. The development approved by this permit amendment shall be removed by December 31, 2019, unless another permit amendment is obtained to extend the date of removal.

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, which supports recreational boating activities, will not result in adverse impacts to marine resources, water quality, or public access. The relocated docks, headwalk and piles will be removed at the completion of the marina construction authorized by the underlying permit, which is anticipated occur prior to December 31, 2019. The site has been surveyed by the City of Newport Beach Harbor Resources Division for eelgrass and no eelgrass was discovered. Therefore, the proposed amendment is consistent with the underlying permit approval (CDP# 5-16-0113) and is consistent with Chapter 3 of the Coastal Act.

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