

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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Prepared January 30, 2018 (for the February 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 February 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 February 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 February 8th.

With respect to the February 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 February 08, 2018 (see attached)

Waivers

- 5-17-0909-W, Tony & Erin Spriggs (San Clemente)
- 5-17-0913-W, Delt Properties (Laguna Beach)
- 5-17-1020-W, Gretchen Manoogian (Laguna Beach)
- 5-17-1038-W, 208 7th Street (Seal Beach)

Immaterial Amendments

- 5-98-251-A3, Yossi Yosef Cohen (Laguna Beach)

Immaterial Extensions

- 5-15-0807-E1, Grace Martin (San Clemente)

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January 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: 5-17-0909-W

Applicant: Tony & Erin Spriggs

Location: 2002 Calle De Los Alamos San Clemente (Orange County) (APN(s): 692-304-11)

Proposed Development: Remodel of an existing 4,689 sq. ft., 25-ft. tall two-story single family residence consisting of a 216 sq. ft. second story addition over the attached garage. The proposed addition is within the existing footprint of the residence and will not result in an increase in the height of the existing residence. No grading or landscaping is proposed.

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 5-05-508 and includes a future improvements condition. The proposed project is a remodel consisting of a 216 sq. ft. interior living space addition to the existing second story. 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 is along the front of the residence facing the frontage road and not along the bluff facing side of the residence. Furthermore, the addition 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 is available approximately 70-ft. south of the site at the Lost Winds public 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 **February 7-9, 2018** 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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January 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: 5-17-0913-W **Applicant:** Delt Properties, LLC

Location: 9 N. Callecita, Laguna Beach (Orange County) (APN: 056-213-06)

Proposed Development: Demolition of one-story, 707 sq. ft. single-family residence, and construction of an approximately 2,709 sq. ft., 9-ft. high (above grade at rear property line), two-level single-family residence with an attached 589 sq. ft. 3-car garage, two additional on-site parking spaces, a balcony, a deck and a patio. The project includes hardscape improvements and new drought-tolerant, non-invasive landscaping, which will be irrigated through a drip irrigation system. No change in existing maximum height proposed.

Rationale: The subject site is a 5,000 sq. ft. interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. Parking spaces will be maintained on site consistent with the Commission's parking requirement of at least two spaces per residential unit. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately ¾ mile down-coast). 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 past Commission actions in the area and 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).

This waiver will not become effective until reported to the Commission at its **February 7-9, 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

Marlene Alvarado
Coastal Program Analyst

cc: File

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January 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: 5-17-1020-W **Applicant:** Gretchen Manoogian

Location: 39 La Senda Drive, Laguna Beach (Orange County) (APN: 056-203-27)

Proposed Development: Remodel of and addition to a 2,749 sq. ft. single-family residence resulting in an approximately 3,687 sq. ft., 20.76-ft. high (above grade), two-level single-family residence with an attached approximately 527 sq. ft. two-car garage and two additional onsite parking stalls. The proposed addition includes 938 sq. ft. of new living space and 73 sq. ft. of garage space. The project includes a new deck, additional hardscape improvements. No change in existing maximum height proposed.

Rationale: The subject site is a 9,484 sq. ft. interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach due to public access issues. 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 not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. Parking spaces will be maintained onsite consistent with the Commission's parking requirement of at least two spaces per residential unit. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately $\frac{3}{4}$ mile up-coast) and at Salt Creek Beach Park (approximately $\frac{1}{2}$ mile down-coast). 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 past Commission actions in the area and 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).

This waiver will not become effective until reported to the Commission at its **February 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

Marlene Alvarado
Coastal Program Analyst

cc: File

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January 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: 5-17-1038-W

Applicant: Stephani Allison and Judith Gorra

Location: 208 7th St, Seal Beach, Orange County, (APN(s): 199-052-14)

Proposed Development: Demolition of an existing 822 square foot, one story, single-family residence with a detached 447 square foot two-car garage and construction of a 1,269 square foot, two-story, single-family residence with an attached 355 square foot two-car garage. The maximum height of the structure will not exceed 18-feet above finished grade. Drainage from the roof and surface water will be directed to on-site permeable areas 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 2,938 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.

This waiver will not become effective until reported to the Commission at its **February 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

Fernie Sy
Coastal Program Analyst

cc: File

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**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**

Coastal Development Permit Amendment No. **5-98-251-A3**

January 25, 2018

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-98-251-A3** granted to **Yossi Yosef Cohen** for: Application of 21 Bay Drive LLC to add 1,790 square feet of living area and 309 square feet of deck area to an existing single-family residence. Also proposed is the installation of caissons for foundation support.

Project Site: 21 Bay Drive, Laguna Beach (Orange County) (APN: 056-180-30)

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):

Placement of an above-ground, self-contained, 49 sq. ft. and 360-gallon portable spa on an existing 320 sq. ft. patio.

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 addition will result in a stand-alone spa atop an existing patio fronting the ocean. Two drain inlets exist on the patio and leads to the City drainage infrastructure on the street, consistent with the underlying Permit No. 5-98-251 and 5-98-251-A1. Therefore, the proposed addition will not adversely impact geologic conditions on the property. In addition, the property is located within the private community of Three Arch Bay and will not impact any public views to the shoreline, nor would it impact any public access to and along the beach. No change in footprint, height, or intensification of use of the site is proposed. The proposed amendment will not prejudice the City's ability to prepare a certified Local Coastal Program that is in conformity with Chapter Three Policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

5-15-0807-E1

Notice is hereby given that Steve & Grace Martin have applied for a one year extension of 5-15-0807 granted by the California Coastal Commission on December 10, 2015.

for: Demolition of an existing two-story, single-family residence, and construction of an approximately 7,829 sq. ft., 24 ft. - 3 in. high two-story single-family residence over a partially subterranean basement (three-level residence), an attached 936 sq. ft. three-car garage, second- and third-level decks, new garden/site wall, a covered patio/courtyard with an outdoor swimming pool/spa, and hardscape and landscape improvements on a coastal canyon; existing carport is to remain.

at: 350 Paseo De Cristobal, San Clemente (Orange County) (APN 692-261-04)

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

Marlene Alvarado
Coastal Program Analyst

cc: Commissioners/File