

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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W9

Prepared February 28, 2018 (for the March 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 March 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 March 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 March 7th.

With respect to the March 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 March 07, 2017 (see attached)

Waivers

- 5-17-0999-W, Thomas and Patricia Stringer (San Clemente)
- 5-18-0075-W, Joseph & Pascale Haft (San Clemente)

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February 16, 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: 5-17-0999-W

Applicant: Thomas and Patricia Stringer

Location: 3910 Calle Ariana San Clemente (Orange County) (APN: 060-281-56)

Proposed Development: Installation of a 30 sq. ft. elevator to an existing 6,309 sq. ft., two-story, 32-foot tall single family residence on a bluff top lot. The addition will not result in an increase of the structure's existing height. No new grading, drainage, or landscaping proposed.

Rationale: The subject site is an 8,250 sq. ft. coastal bluff lot within the Cyprus Cove private gated community which is between 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 proposed project adheres to this land use. The proposed project is the installation of an elevator to an existing two-story a single family residence. 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 **March 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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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: 5-18-0075-W

Applicant: Joseph & Pascale Haft

Location: 227 Avenida Granada San Clemente (Orange County) (APN: 058-113-51)

Proposed Development: Conversion of a duplex on a single lot into two (2) condominium units; each unit has a two-car garage.

Rationale: The subject lot is a 3,950 sq. ft. inland lot designated RM Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project (Tentative Parcel Map No. 2017-161) was approved by the City of San Clemente's Zoning Administrator on 12/20/17. The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of the duplex was granted by CDP 5-16-0134-W. 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 its **March 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.

John Ainsworth,
Executive Director

Liliana Roman
Coastal Program Analyst

cc: File