

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CALIFORNIA 90802-4830  
(562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



# F14

**Prepared October 09, 2019 (for the October 18, 2019 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 October 2019**

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 October 18, 2019. 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 October 18th.

With respect to the October 18th 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 October 18, 2019 (see attached)**

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**Waivers**

- 5-19-0535-W, Calvin Nguyen (San Clemente)
- 5-19-0970-W, 1215 Crestview Ave (Seal Beach)
- 5-19-0972-W, James & Kathleen Potts (San Clemente)
- 5-19-0988-W, Farr Capital LLC (Seal Beach)

**Immaterial Extensions**

- 5-11-090-E5, County of Orange, Sherriff's Dept. Communication Div. (Orange)

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October 1, 2019

**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:** 5-19-0535-W

**Applicant:** Calvin Nguyen

**Location:** 203 La Paloma San Clemente (Orange County) (APN(s): 692-075-03)

**Proposed Development:** Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

**Rationale:** The subject lot is an inland 7,076 sq. ft. lot designated RM Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project (Tentative Parcel Map No. 2018-118) was approved by the City of San Clemente. The proposed development consists of a conversion of a duplex into a two-unit condominium. Authorization for construction of any new single or two-family residences on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission in 1982. The exclusion does not apply to development for which a lot split, parcel map or subdivision map is required; therefore, Commission approval is necessary. The proposed development meets the Commission's typically applied two parking spaces per unit requirement. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not 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 **October 16-18, 2019** 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