

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
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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)

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

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October 4, 2019

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

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Waiver: 5-19-0970-W

Applicant: Zach Hoisington and Kelley Hoisington

Location: 1215 Crestview Ave, Seal Beach (APN(s): 199-132-10)

Proposed Development: Addition and remodel of an existing 1,595 square foot, one-story, single-family residence with an attached 440 square foot two-car garage. The proposed project includes: removal of 263 square feet from the first floor, 56 square foot addition to the first floor, new 1,189 square foot second floor and an addition of 213 square feet to the garage. No grading is proposed. Post project the two-story single-family residence will be 2,577 square feet with an attached 653 square foot two-car garage. A new roof deck is also proposed. The maximum height of the structure will not exceed 25-feet.

Rationale: The subject site is located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase in height greater than ten (10) percent. The lot size is approximately 6,500 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. Construction activity will not adversely impact public access to the City's Gum Groove Park, which is located directly north of the site, nor will it interfere with biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two parking spaces per 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 **October 16-18, 2019** 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

Fernie Sy
Coastal Program Analyst

cc: File

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October 8, 2019

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: 5-19-0972-W

Applicant: James & Kathleen Potts

Location: 2 Via Calandria, San Clemente (Orange County County) (APN: 060-030-46)

Proposed Development: Addition to an existing 3,727 sq. ft. single-family residence consisting of a 47 sq. ft. addition to an existing home office and an addition of a 659 sq. ft. attached guest house and a 613 sq. ft. roof deck, 42-inch tall glass roof deck railing and exterior staircase; removal of second story wall and three windows and replacement with a 3-panel folding door for new roof deck access; new 36-inch wide side yard gate at front yard retaining wall and new 30-inch wide paver walkway, no grading or new landscaping proposed.

Rationale: The subject site is a 9,598 sq. ft. interior lot within the Cyprus Shores 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 an interior remodel and attached guest house addition 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. Additionally, 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 **October 18, 2019** meeting in San Diego. 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 4, 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: 5-19-0988-W

Applicant: Farr Capital LLC; Attention Kevin Chennock

Location: 43B Surfside, Seal Beach (Orange County County) (APN(s): 178-481-18)

Proposed Development: Interior remodel of an existing single-family residence, including exterior improvements involving new stucco and windows and removal of roof elements. In addition, three (3) French drains will be installed to capture onsite runoff. The footprint of the residence will not change.

Rationale: The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 1,754 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. Vertical public access is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80-foot wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views nor would it prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **October 16-18, 2019** 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

Fernie Sy
Coastal Program Analyst

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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

October 8, 2019

Notice is hereby given that the **Orange County Sheriff's Department, Communications Division** has applied for a one year extension of Coastal Development Permit #5-11-090 granted by the California Coastal Commission on November 2, 2011 for:

Construction of a one-story, 10 ft wide by 12 ft long by 10 ft high prefabricated concrete modular building installed on a poured concrete pad; a 800 MHz fiberglass "fishing pole" type 10-ft. tall antenna atop a 10-ft. steel pole, a 4-ft. diameter microwave dish antenna and two, 6-in. diameter GPS antennas mounted on the rooftop of the shelter housing electronic equipment; an 8-ft. wide, 100-ft. long decomposed granite access road from an existing unimproved Park access road; and restoration of area disturbed during construction.

at: Open space adjacent to the Moro Ridge Trail, 0.5 Miles Northeast of Pacific Coast Hwy within Crystal Cove State Park in the City of Laguna Beach, Orange County

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

Liliana Roman
Coastal Program Analyst

cc: Commissioners/File