

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
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W18

Prepared November 07, 2019 (for the November 13, 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 November 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 November 13, 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 November 13th.

With respect to the November 13th 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 November 13, 2019 (see attached)

Waivers

- 5-19-0607-W, Michael Luna & Associates (San Clemente)
- 5-19-0738-W, Marvin & Melinda Goodman (Laguna Beach)
- 5-19-1052-W, Brennan Hill (Seal Beach)

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October 17, 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: 5-19-0607-W

Applicant: Casa Romantica Cultural Center & Gardens

Location: 415 Avenida Granada San Clemente (Orange County) (APN(s): 692-012-38)

Proposed Development: Replacement of decomposed granite surfaces with asphalt and impervious interlocking pavers in an existing parking area and construction of new hardscape and water quality features.

Rationale: The site is located approximately 400 ft. inland of the beach on a blufftop lot. The proposed development is consistent with the Commission's prior approval on the site (Ref: CDP 5-01-322). The City did not require any local approvals for the project. The subject site and structure are used as a public cultural center and garden. Reports have been provided which show that the proposed project will not result in adverse impacts to water quality or bluff stability. Furthermore, the proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views.

This waiver will not become effective until reported to the Commission at its November 2019 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Eric Stevens
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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November 1, 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.

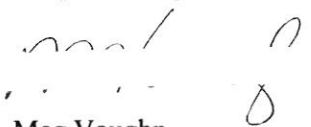
Waiver: 5-19-0738-W**Applicant:** Marvin & Melinda Goodman**Location:** 61 So. La Senda Dr., Laguna Beach (Orange County) (APN: 056-205-08)

Proposed Development: Addition of 592 square feet to the upper level and remodel of an existing two level (plus lower level garage) single family residence. Addition of 118 square feet of elevated decks at the upper level above the existing lower level. The resultant structure will be 2294 square foot, three level, 19 feet high above finished grade/28 feet above centerline of frontage road, single family residence with an attached 410 square foot, two car garage; and addition of an air conditioning unit. No change to the existing building footprint, hardscape, or landscaping.

Rationale: The subject site is a 6,500 sq. ft. interior lot (inland side of South La Senda Dr. approximately 200 feet inland of the coastal bluff), located within the existing locked gate community of Three Arch Bay, one of the three 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. No change to the existing site drainage is proposed. Two parking spaces will be maintained on site, consistent with the Commission's parking standard of at least two spaces per residential unit. Public coastal access exists in the project vicinity at 1,000 Steps County Beach (approximately $\frac{3}{4}$ of a mile up-coast) and at Salt Creek Beach County Park (approximately one 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) for the area.

This waiver will not become effective until reported to the Commission at its **November 13-15, 2019** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director


Meg Vaughn
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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October 31, 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: 5-19-1052-W **Applicant:** Brennan Hill & Claire Logsdon


Location: 1120 Marvista Ave, Seal Beach (Orange County)
(APN: 199-135-19)

Proposed Development: Construction of a 146 sq. ft. ground floor addition to existing 1,762 sq. ft., 14 ft.-6 in. tall single-family residence, conversion of 121 sq. ft. of garage into habitable space, and a new, 1,060 sq. ft., 24 ft. tall second story addition.

Rationale: The subject site is located on a 5,537 sq. ft. lot zoned RLD-9 (Residential Low Density) by the City of Seal Beach, and is not located between the first public road and the sea. Construction best management practices including concrete and solid waste-management, disposal and/or recycling of debris, and the use of sandbags to control erosion during construction are included in the project plans to prevent construction activities from impacting coastal and marine resources and water quality. No changes to the existing access from Marvista Avenue are proposed. The interior conversion of 121 square feet of the existing garage into habitable space will not prevent the applicant from maintaining two parking spaces, resulting in no change in parking or access. The project has received an approval in concept from the City of Seal Beach on September 11, 2019. The proposed project design is compatible with the character of surrounding development and does not have any adverse 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **November 13-15, 2019** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Jack Ainsworth
Executive Director


Alexander Yee
Coastal Program Analyst