

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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Prepared December 03, 2019 (for the December 12, 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 December 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 December 12, 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 December 12th.

With respect to the December 12th 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 December 12, 2019 (see attached)

Waivers

- 5-19-1214-W, Kyle Treadway (Laguna Beach)
- 5-19-1234-W, 21601 Pacific Coast Hwy (Huntington Beach)
- 5-19-1235-W, 27 S Encino Road (Laguna Beach)

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November 27, 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.

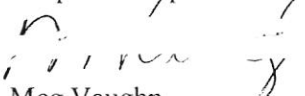
Waiver: 5-19-1214-W**Applicant:** Kyle Treadway**Location:** 87 Blue Lagoon, Laguna Beach (Orange County) (APN: 656-461-23)

Proposed Development: Remodel of existing three level condominium unit within the Blue Lagoon condominium complex. 87 square foot addition will result from converting existing subfloor area on the lowest level to living area. The resultant condominium will be 1542 square feet, three levels, and 33' above existing grade/centerline of frontage road. No change to the building footprint within the condominium building and complex will occur. Project also includes new windows and air conditioning unit.

Rationale: The subject site is one condominium unit within the existing Blue Lagoon condominium complex in Laguna Beach. The Blue Lagoon condominium complex is comprised of 15 separate, multi-unit structures, some of which are located on the oceanfront. The structure within which the subject unit is located is not an oceanfront, bluff front structure; there is a separate structure between the subject unit's structure and the oceanfronting bluff. The proposed remodel and addition will occur within the existing structure's footprint. Blue Lagoon is an existing locked gate community, and is one of the areas of deferred certification due to public access issues in the otherwise certified City of Laguna Beach. The area is zoned R-3 residential by the City and the proposed project conforms to the permitted uses for the zone. No change to 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 Victoria Beach (immediately up-coast and accessed from the public access stairway at Dumond Dr.) and at Treasure Island Beach (just downcoast, adjacent to the Montage Resort). 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 **December 11-13, 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