

**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



# W17

**Prepared December 06, 2021 (for the December 15, 2021 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 2021**

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 15, 2021. 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 15th.

With respect to the December 15th 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 15, 2021 (see attached)**

---

**Waivers**

- 5-21-0577-W, ADU and deck (San Clemente)
- 5-21-0597-W, Housing remodel and addition (Laguna Beach)
- 5-21-0620-W, Demolish and rebuild SFR (Laguna Beach)
- 5-21-0750-W, New Garage (San Clemente)
- 5-21-0814-W, Bellas Artes (San Clemente)

**Immaterial Extensions**

- 5-17-0948-E2, Lido Group Retail, LLC (Newport Beach)

**CALIFORNIA COASTAL COMMISSION**

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



December 1, 2021

**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:** 5-21-0577-W

**Applicant:** Gerry Strickland

**Location:** 405 W. Avenida de los Lobos Marinos, San Clemente (Orange County) (APN: 692-312-27)

**Proposed Development:** Construction of a new 675 sq. ft., approximately 14-ft. tall accessory dwelling unit (ADU) with roof deck attached to the back of the existing two-story 1,745 sq. ft. residence on a coastal canyon lot. The ADU unit will be constructed at ground level within the existing carport space, and the existing upper deck will be extended over the new ADU. No new landscaping is proposed. No grading is proposed.

**Rationale:** The project site is located on a developed approximately 6,000 sq. ft. coastal canyon lot inland of the first public road parallel to the sea. The site is designated Residential Low Density (RL) in the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL zone. The project would result in one attached ADU that will be located approximately 40 feet from the canyon edge, is consistent with the canyon setback requirements of the LUP. There are a total of two (2) on-site parking spaces located on the driveway, and no new parking will be added. Adequate measures to address water quality have been incorporated into the design and construction of the project. The project will not result in additional impervious area on the lot. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Additionally, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **December 15-17, 2021** 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.

**Coastal Development Permit De Minimis Waiver**  
5-21-0577-W

John Ainsworth  
Executive Director

Mandy Revell  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd., Suite 300  
Long Beach, California 90802-4830  
Ph (562) 590-5071 Fax (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



November 29, 2021

## **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:** 5-21-0597-W**Applicant:** Adam & Lori Saitman**Location:** 42 Vista del Sol, Laguna Beach (Orange County) (APN(s): 056-171-18)

**Proposed Development:** A remodel of a 1,544.12 square-foot single-family residence with an attached 349.5-square-foot garage. The project includes an approximately 734-square-foot addition of living area and an approximately 426-square-foot addition to the attached garage. The project also includes hardscape improvements, and drought-tolerant and non-invasive landscaping. Approximately 382 cubic yards of grading is proposed.

**Rationale:** The subject site is a 4,730-square-foot inland lot within the existing locked gate community of Three Arch Bay (TAB), one of the areas of deferred certification in the City of Laguna Beach due to public access restrictions. The lot is not an oceanfront lot but is located between the sea and the first public road. The area is zoned low density residential by the City and the proposed project conforms to the permitted uses for the zone. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Regarding new drainage improvements, stormwater run-off will be diverted to pervious areas for percolation, and excess flow will be directed to the public storm drain system. There are hardscape and landscape improvements that extend beyond the property line, however, there is no public access in TAB as it is a private gated community. 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 Three Arch Bay area of deferred certification.

This waiver will not become effective until reported to the Commission at its **December 15-17, 2021** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Marlene Alvarado  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd., Suite 300  
Long Beach, California 90802-4830  
Ph (562) 590-5071 Fax (562) 590-5084



November 29, 2021

## **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:** 5-21-0620-W**Applicant:** Michael and Dina Morell**Location:** 42 North Vista De Catalina, Laguna Beach, Orange County (APN: 054-152-04)

**Proposed Development:** Demolition of a 2,541-square-foot single-family residence; and construction of an approximately 4,713, 13.4-foot high (above upper PL), three-level single-family residence with an attached approximately 661-square-foot three car garage, 1,267 square feet of deck/terrace space, 66 square feet of mechanical area, a spa, pool, a cold plunge, hardscape improvements, and drought-tolerant and non-invasive landscaping. Approximately 910 cubic yards of cut and 366 cubic yards of fill are proposed.

**Rationale:** The project site is a developed 17,235.6-square-foot inland lot, located landward of Pacific Coast Highway, within the existing locked gate community of Three Arch Bay (TAB), one of the areas of deferred certification in the City of Laguna Beach due to public access restrictions. The area is zoned low density residential by the City and the proposed project conforms to the permitted uses for the zone. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Regarding new drainage improvements, stormwater run-off will be diverted into retention areas for reuse, and excess flow will be directed to the public storm drain system. There is no public access in TAB. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately 300 feet up-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 Three Arch Bay area of deferred certification.

This waiver will not become effective until reported to the Commission at its **December 15-17, 2021** 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

Marlene Alvarado  
Coastal Program Analyst

cc: File

**CALIFORNIA COASTAL COMMISSION**

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



November 24, 2021

## **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:** 5-21-0750-W      **Applicant:** William Enquist  
**Location:** 207 W Avenida De Los Lobos Marinos, San Clemente, Orange County (APN: 692-312-37)

**Proposed Development:** Construction of a detached 9'1"-tall, 647 sq. ft. structure, containing two-car garage and workshop, on a property with an existing one-story, 13'4"-tall, 1,639 sq. ft. single-family residence. The new garage and workshop structure will be located between the street and main residence at a setback of 19'1" from existing home and 95'2" from the canyon edge in rear of lot. New structure will have direct driveway access to street. New concrete walkways will be constructed along driveway and around new structure.

**Rationale:** The subject site is a 9,663 sq. ft. canyon lot designated as Residential Low (RL) density in the certified San Clemente Land Use Plan (LUP), and it is located between the sea and the first public road. Public coastal access will remain available approximately 1,000 feet south of the site at Calle De Los Alamos. Existing onsite parking will be expanded, and there will be no encroachment upon adjacent canyon at the rear of the lot. Where the new structure is proposed, soils will be refilled and recompact to create a level building pad situated beyond the 1.5 factory of safety line. Drainage will be directed from the roof of the new structure via scuppers, gutters, leaderheads, and downspouts onto a trench drain, and runoff will be managed using a sump pump to direct overflow into the public storm drain and away from the canyon. Best Management Practices (BMPs) including erosion and runoff controls will be implemented during the construction phase. Therefore, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program, will not adversely impact coastal access, coastal resources, public recreation or coastal views, 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 **December 15-17, 2021** 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

Shahar Amitay  
Coastal Program Analyst

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

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



November 18, 2021

**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:** 5-21-0814-W

**Applicant:** Wayne Richardson

**Location:** 117 Via Bellas Artes, San Clemente (Orange County) (APN: 691-434-54)

**Proposed Development:** Construction of a new detached 749 sq. ft., 14-ft. tall accessory dwelling unit (ADU) with roof solar panels and conversion of an existing 323 sq. ft. casita attached to the main 3,778 sq. ft. residence into a Junior ADU. No new landscaping is proposed. Minor grading for site preparation for new structure foundation is proposed.

**Rationale:** The project site is located on a developed 8,433 sq. ft. inland of the first public road parallel to the sea, in the new planned community of Marblehead Coastal. The site is designated Residential Low Density (RL) in the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL zone. The project would result in one detached ADU and an attached Junior ADU. There are a total of five (5) on-site parking spaces (3 in garage, 2 on the driveway). Adequate measures to address water quality have been incorporated into the design and construction of the project. The project will not result in additional impervious area on the lot. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Additionally, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **December 15-17, 2021** 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: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
301 E. Ocean Blvd, Suite 300  
Long Beach, CA 90802-4302  
(562) 590-5071  
WEB: WWW.COASTAL.CA.GOV



## **NOTICE OF PROPOSED PERMIT EXTENSION**

**Date:** December 6<sup>th</sup>, 2021  
**To:** All Interested Parties  
**From:** Amber Dobson, South Coast District Manager  
Fernie Sy, Coastal Program Analyst  
**Subject:** **Extension to Coastal Development Permit (CDP) No. 5-17-0948**  
Applicants: Lido Group Retail, LLC

### **Original CDP Approval**

CDP No. 5-17-0948 was approved by the Coastal Commission on August 10, 2018, and provided for the replacement of a 25-foot long x 3.0-foot wide decked accessway at the bayside (northern) boundary of the project site. The existing deck will be replaced with a 3.5-foot wide deck, including a new 6-inch section cantilevered over the water, resulting in a 25-foot long x 3.5-foot wide accessway segment. The applicant has proposed to offer a public access easement along a 47-foot long segment of this bayfront accessway.

### **Previous CDP Extension**

The expiration date of CDP No. 5-17-0948 was previously extended by one year to August 10, 2021. The Commission's reference number for this proposed extension is **CDP No. 5-17-0948-E1**.

### **Proposed CDP Extension**

The expiration date of CDP No. 5-17-0948 would be extended by one year to August 10, 2022. The Commission's reference number for this proposed extension is **CDP No. 5-17-0948-E2**.

### **Executive Director's Changed Circumstances Determination**

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified City of Newport Beach Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

### **Coastal Commission Review Procedure**

The Executive Director's determination and any written objections to it will be reported to the Commission on Wednesday, December 15, 2021. If three or more Commissioners object to the Executive Director's changed circumstances determination at that time, a full hearing on whether changed circumstances exist will be scheduled pursuant to the Commission's regulations.

**If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy in the South Coast District office.**