

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



W9

Prepared January 29, 2021 (for the February 10, 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 February 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 February 10, 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 February 10th.

With respect to the February 10th 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 February 10, 2021 (see attached)

Waivers

- 5-20-0358-W, Randy Mendoza 16512 Somerset Ln Dock Replacement (Huntington Beach)
- 5-20-0557-W, Newport Beach Utility Yard - Generator & Fuel Tank (Newport Beach)

Immaterial Extensions

- 5-15-0807-E4, Steve & Grace Martin Honey Dew International limited (San Clemente)
- 5-18-1002-E1, Jonathan Claudio City of Huntington Beach (Humboldt Drive Bridgeover Short Channel (Bridge #55C-0284). Humboldt Drive Between Wayfarer Lane And Wimbledon Lane.)
- 5-18-1003-E1, Erinn Silva (The Project Includes Repair And Rehabilitation On The Existing Admirally Drive Bridge Over Queen Elizabeth Passage (Bridge #55C-0282))

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January 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: 5-20-0358-W **Applicant:** Randy Mendoza

Location: 16512 Somerset Lane, Huntington Beach, Orange County (APN: 178-411-09)

Proposed Development: Replacement of an existing 189.26 sq. ft. dock like for like in the same configuration. Gangway will be reused in the same location. No pile work is proposed.

Rationale: The proposed dock system is located over Harbour Channel in Huntington Harbour in the City of Huntington Beach within the Commission's area of original jurisdiction. The proposed dock system is associated with the single-family residence at 16512 Somerset Lane and is intended for recreational boat use only. The project does not include additional fill or piles. The project does not extend beyond the City's pierhead line and conforms to City's pierhead specifications. The project application includes a list of best management practices the applicant will carry out during and after construction, in order to avoid adverse effects to marine resources. The applicant submitted a pre-construction eelgrass survey conducted on June 21, 2020, and no eelgrass was detected within 15 feet of the proposed project. The project has been approved by the City of Huntington Beach Department of Public Works and is consistent with the Huntington Beach certified LCP, previous Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **February 10-12, 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

Mandy Revell
Coastal Program Analyst

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January 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: 5-20-0557-W **Applicant:** City of Newport Beach, Dept. of Public Works

Location: 953 W. 16th Street, Newport Beach, Orange County (APN: 114-170-82).

PROPOSED DEVELOPMENT: Construction of an approximately 290 sq. ft. back-up generator and an approximately 130 sq. ft fuel tank within the existing 16th St. Pump Station utility yard at the terminus of W. 16th Street in Newport Beach. The generator and fuel tank are proposed to be constructed on the westerly side of the existing Pump Station building within an existing developed area between two retaining walls adjacent to the PS building that will be modified and inset to allow construction of the generator set and fuel tank. The project includes approximately 25 cubic yards of grading, and construction of a 1,400 sq. ft. concrete equipment pad to support the development. The generator will be housed inside of a noise attenuating enclosure.

RATIONALE: The PS facility is a critical part of the City's water distribution system and consists of a 3-million gallon underground concrete reservoir and a pump station. It supplies potable water for Newport Beach residents as well as fire suppression in the event of an emergency. The back-up generator will only be operated during an emergency power outage, and for a small amount of time each month to maintain the generator in good working condition. The project site is located within an existing developed parcel, which serves as part of the larger City Public Works utility yard. There is no Environmentally Sensitive Habitat Area (ESHA) or other significant vegetation present within 100 feet of the project site, therefore there will be no impacts to surrounding habitat. To control construction runoff and prevent any potential water pollution associated with routine operation of the generator and fuel tank, the City is proposing to utilize Best Management Practices (BMPs), including erosion and sediment control, and run-off control. While the City of Newport Beach has a certified Local Coastal Program (LCP), the subject site is located within an area of deferred certification, therefore the standard of review for this project is the Chapter 3 policies of the Coastal Act, with the certified Newport Beach LCP as guidance. The project is consistent with the Chapter 3 policies of the Coastal Act, will not prejudice the ability of the City to prepare an LCP for the area. and is consistent with past Commission actions in the area.

Coastal Development Permit De Minimis Waiver
5-20-0557 (City of Newport Beach Dept. of Public Works)

This waiver will not become effective until reported to the Commission at their **February 10-12, 2021** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
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Long Beach, CA 90802-4302
(562) 590-5071



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT, AS AMENDED

January 29, 2021

5-15-0807-E4

Notice is hereby given that Honey Dew International Limited has applied for a one-year extension of Coastal Development Permit 5-15-0807, which was granted by the California Coastal Commission on December 10, 2015, with the most recent one-year extension granted to extend the permit expiration date to December 10, 2020. With this extension (5-15-0807-E4), the extended permit expiration date will be December 10, 2021.

for: Demolition of an existing two-story, single-family residence, and construction of an approximately 7,829 sq. ft., 24 ft.- 3 in. high two-story single-family residence over a partially subterranean basement (three-level residence), an attached 936 sq. ft. three-car garage, second- and third-level decks, new garden/site wall, a covered patio/courtyard with an outdoor swimming pool/spa, and hardscape and landscape improvements on a coastal canyon; existing carport is to remain.

at: 350 W. Paseo de Cristobal, San Clemente (Orange County) (APN: 692-261-04)

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

Marlene Alvarado
Coastal Program Analyst

cc: Commissioners/File

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(5-18-1002-E1)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT AMENDMENT

Notice is hereby given that the City of Huntington Beach has applied for a one year extension of **Coastal Development Permit No. 5-18-1002** granted by the California Coastal Commission on **February 7, 2019** for development consisting of:

Bridge maintenance and repairs including: removal and replacement of the concrete barriers, sidewalks, and bridge deck; cleaning and painting the steel I-girders and other steel members; removal and replacement of unsound concrete and the bridge bents; and widening the 156' long bridge from approximately 35' to approximately 39'.

at: Humboldt Drive Bridge (Bridge No. 55C-0284), over Short Channel in Huntington Harbour, between Wayfarer Lane and Wimbledon Lane, City of Huntington 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

Meg Vaughn
Coastal Program Analyst

cc: Commissioners/File

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(5-18-1003-E1)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT AMENDMENT

Notice is hereby given that the City of Huntington Beach has applied for a one year extension of **Coastal Development Permit No. 5-18-1003** granted by the California Coastal Commission on February 7, 2019 for development consisting of:

Bridge repair and rehabilitation including: removal and replacement of the concrete barriers, sidewalks, and bridge deck; cleaning and painting of I-girders and other steel members; and removal and replacement of unsound concrete at bridge piers on the 155' long, 52' wide bridge.

at: Admiralty Drive Bridge (Bridge No. 55C-0282) in Huntington Harbour over Queen Elizabeth Passage between Grimaud Lane and Channel Lane, City of Huntington 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

Meg Vaughn
Coastal Program Analyst

cc: Commissioners/File