

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



W16

Prepared June 23, 2021 (for the July 07, 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 July 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 July 07, 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 July 7th.

With respect to the July 7th 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 July 07, 2021 (see attached)

Waivers

- 5-21-0019-W, Allyson Losness (San Clemente)
- 5-21-0099-W, Sell single family residence with detached garage and ADU over (Seal Beach)
- 5-21-0245-W, Joseph Stillwell (Seal Beach)
- 5-21-0360-W, Carol Perkins (Seal Beach)

Immaterial Amendments

- 5-03-013-A9, 315 & 395 West Avenida Hermosa (San Clemente)
- 5-19-0228-A1, Greystar GP II, LLC & LHC Investments, LLC (San Clemente)

Immaterial Extensions

- 5-18-1151-E1, Sunset Beach Sanitary District (Huntington Beach)
- 5-09-105-E7, Norberg Family Trust (Laguna Beach)

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June 22, 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: 5-21-0019-W**Applicant:** Allyson Losness**Location:** 101 W. Paseo de Cristobal, San Clemente, Orange County (APN: 05810204)

Proposed Development: Convert 403 sq. ft. garage and add 299 sq. ft. to the existing 2-unit, 1,839 sq. ft. duplex to construct an Accessory Dwelling Unit (ADU). Two tandem parking spaces are provided on site.

Rationale: The project site is located on a developed 4,627 sq. ft. lot located 1/2 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned Residential Low Density (RL) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL zone. The project does not propose any changes to the existing duplex structure, and 2 primary residential units would remain onsite. The project does not provide any additional parking for the proposed ADU, however the site is located a half mile inland from the beach and parking for the new ADU is not expected to impact public street parking spaces used for beach access. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 7-8, 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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Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

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Waiver: 5-21-0099

Applicant: Brad & Mary Sell

Location: 134 6th St, Seal Beach (Orange County) (APN(s): 199-032-27)

Proposed Development: Renovation and addition to an existing 815 sq. ft. one-story, single-family residence with an existing 341 sq. ft. detached two-car garage and 419 sq. ft. accessory dwelling unit (ADU) above. More specifically, the addition includes 23 sq. ft. to the 1st floor and a new 1,075 sq. ft., 2nd floor to the single-family residence, a new ground floor patio and also a new 2nd floor deck connecting the single family residence and detached two-car garage and ADU. An existing exterior stairway to the ADU from the ground floor will remain. Drainage from the roofs and surface water will be directed to on-site permeable areas before entering the main storm drain system. Post Project, the two-story, 25-foot tall, single-family residence will be 1,913 sq. ft. with a 341 sq. ft. detached two-car garage and 419 sq. ft. ADU above.

Rationale: The proposed project is located on an inland lot approximately 700 ft. inland of the public beach and the Pacific Ocean. According to the Coastal Storm Modeling System (CoSMoS) sea level rise model, the project site is in an area of Seal Beach that is not subject to flooding with up to 6.6 ft. of sea level rise. No shoreline protective device is proposed to protect the development subject to the application. The lot size is 2,938 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed single-family residence includes two parking spaces, which is consistent with prior Commission's actions requiring two parking spaces for residential development in the area. The existing ADU is part of an existing accessory structure, the garage; no parking is required for the ADU, but the garage will continue to provide parking for the primary structure. The proposed project design is compatible

Coastal Development Permit De Minimis Waiver
5-21-0099

with the character of surrounding development and does not have any negative affects 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 **July 7-8, 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.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Fernie Sy
Coastal Program Analyst

cc: Commissioners/File

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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: 5-21-0245-W

Applicant: Joseph Stillwell

Location: 825 Coastline Dr, Seal Beach (Orange County) (APN(s): 199-184-21)

Proposed Development: Reconfigure garage roof from shed style to gable style. Reconfigure front porch roof with new shed style roof approximately 2 feet lower. Addition of rafter tail extensions at main roof extending one foot beyond building line. Addition of rafter tail extensions at kitchen area extending two-feet rafter beyond building line. Existing wood siding to be replaced with cementitious siding. Replace roof shingles with fiberglass dimensional shingles. Extend electrical circuit in garage. There will be no wall frame modifications and no disruptions to the existing finished grade.

Rationale: The subject site is an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The 5,500 square foot lot is designated as Residential Low Density in the City of Seal Beach Zoning Code. Stormwater runoff from the roof will drain into broad planters and directly into soil on 3 sides of the home. The other side of the home has a narrow sidewalk and here, stormwater will runoff to another narrow planter. All existing landscaping will remain, and no new additional landscaping is proposed. The proposed project design is compatible with the character of surrounding development and 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.

This waiver will not become effective until reported to the Commission at its July 7-9, 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.

Sincerely,

John Ainsworth
Executive Director

Jennifer Doyle
Coastal Program Analyst

cc: Commissioners/File

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June 22, 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: 5-21-0360-W

Applicant: Carol Perkins

Location: 1120 Coastline Dr, Seal Beach, Orange County (APN: 4287-012-012)

Proposed Development: Expansion and remodel of existing 13'9"-tall, one-story, 1,252 sq. ft. single-family residence and 474 sq. ft. garage, addition of second story, expansion of master bedroom, kitchen, and living room, and new master bedroom deck, resulting in a 24'5"-tall, two-story, 3,031 sq. ft. single-family residence with attached 438 sq. ft. garage, 215 sq. ft. raised deck, permeable walkways, and concrete parking driveway. No grading proposed and 513 sq. ft. of landscaping will be removed.

Rationale: The subject site is a 5,508 sq. ft. lot located approximately 0.5 miles inland of the Pacific Ocean and public beach and 0.3 miles away from Los Cerritos Wetlands to the north. Public access to Gum Tree Grove Park Nature Area at the terminus of Avalon Drive approximately 0.3 mile from the subject site, and public access to the beach exists near the site at the end of Bolsa Avenue/Main Street. The proposed project received an Approval in Concept from the City of Seal Beach (5/19/21) and is consistent with the low-density residential zoning designation and the surrounding land uses, which consist of single-family homes. The proposed development conforms to City setback requirements and provides two vehicle parking spaces which is consistent with previously approved projects in the vicinity. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development. Therefore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and 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 July 7-8, 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
Environmental Services Intern

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-03-013-A9**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Coastal Development Permit No. 5-03-013 originally granted to MT No. I LLC, transferred to SunCal Marblehead, and most recently transferred to Villa San Clemente, LLC for:

Residential and commercial development, public park, trails and open space and associated infrastructure including roads and utilities on the 201.38 acre portion of the Marblehead property within the coastal zone. Included are a property subdivision and construction of 308 single family homes on 44.24 acres, a 12,931 square-foot private recreation center, 77,576 square feet of commercial space in several commercial buildings on 22.3 acres, 15.43 acres of public parks; 95.04 acres of public and private open space and pedestrian and bicycle trails; 12.43 acres of private streets; 10.91 acres of public streets. The application also requested follow up approval for emergency bluff stabilization grading that occurred in the early 1990s.

Project Site: Northwest of the intersection of Avenida Pico and N. El Camino Real, City of San Clemente (Orange County).

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Modify approved Buildings 10 and 11 of the commercial center and the adjacent parking. Buildings 10 and 11 would be combined into a single building, and the total square footage would increase by approximately 1,860 square feet. The number of parking spaces would increase by three spaces (from 117 to 120). All conditions of approval for CDP 5-03-013 would remain in effect and would be applicable to the new combined building, including but not limited to the requirement that ground floor uses be restricted to visitor-serving commercial uses only.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the

Notice of Proposed Immaterial Permit Amendment

5-03-013-A9

amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment will not result in adverse impacts to shoreline processes, public coastal access, coastal resources, public recreation or coastal views. The proposed amendment would not result in development that would 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.

If you have any questions about the proposal or wish to register an objection, please contact Marlene Alvarado at marlene.alvarado@coastal.ca.gov or at (562) 590-5071.

cc: Commissioners/File

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June 23, 2021

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-19-0228-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit No. **5-19-0228** granted to **Greystar GP II, LLC & LHC Investments, LLC** for:

Demolition of an existing 11,500 sq. ft. golf club house and construction of an approximately 182,166 sq. ft., 45-ft. high (51 ft. high at elevator towers), four-story 150 unit senior apartment building, a 11,588 sq. ft. one-story golf club house with a basement, a new access road, and hardscape and landscaping improvements on three adjacent lots, totaling approximately eight acres. A lot line adjustment is also proposed.

Project Site: 501 Avenida Vaquero, City of San Clemente, Orange County
(APN: 691-231-06)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Revise Special Condition 6 (Open Space/Habitat Use Restriction) and 7 (Deed Restriction) of 5-19-0228 from "Prior to Issuance of the Coastal Development Permit" to "Prior to Any Occupancy of the Development". The Commission's reference number for this proposed amendment is **5-19-0228-A1**. See **Exhibit A** for the proposed changes to these conditions.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of section 13166(b) of the Commission's regulations.¹ Pursuant to section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice,

¹ The Commission's regulations are codified in Title 14, Division 5.5 of the California Code of Regulations.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed amendment would modify Special Condition 6 (Open Space/Habitat Use Restrictions) and 7 (Deed Restriction) from "prior to issuance of the coastal development permit" to "prior to any occupancy of the development" to allow the applicant to commence construction before the recordation of the required documents. The proposed amendment is minor in nature and serves to expedite the development without lessening the force or effect of the special conditions. Therefore, the proposed amendment will not result in any new adverse effects to coastal resources and is consistent with Chapter Three policies of the Coastal Act.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Vince Lee at Vince.Lee@coastal.ca.gov, or alternatively at (562) 590-5071.

cc: Commissioners/File

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

EXHIBIT A – Standard and Special Conditions pursuant to CDP No. 5-19-0228 through CDP Amendment No. 5-19-0228-A1

NOTE: Exhibit A includes all standard and special conditions that apply to this permit, as approved by the Commission in its original action and modified and/or supplemented by CDP Amendment No. 5-19-0228-A1. This will result in one set of adopted special conditions.

STANDARD CONDITIONS

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the applicant or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the applicant to bind all future owners and possessors of the subject property to the terms and conditions.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

SPECIAL CONDITIONS

1. **Submittal of Revised Plans.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, two (2) full-size sets of revised project plans that have been revised to include the following:
 - a. Barriers on the emergency access road between the apartment building and the wetland to ensure that portion of the road is only used by emergency personnel and not for daily through traffic as depicted in Exhibit 2.
 - b. Expansion of the wetland buffer adjacent to the northern parking area and reconfiguration of the parking area, as depicted in Exhibit 2.
 - c. The permittee shall submit, for the review and approval of the Executive Director, revised plans to protect the wetlands from light generated by the project. The lighting plan to be submitted to the Executive Director shall be accompanied by an analysis of the lighting plan prepared by a qualified biologist, which documents that the lighting plan is effective at preventing lighting impacts upon adjacent habitat. All lighting within any future development shall be directed and shielded so that light is directed away from wetlands. Furthermore, no skyward-casting lighting shall be used. The lowest intensity lighting shall be used that is appropriate to the intended use of the lighting.
 - d. The apartment building shall be designed to provide bird-safe building façade treatments to reduce the potential for bird-strikes. Landscaping around the building, including patios and courtyards, shall be designed and sited to avoid or minimize bird-strike hazards caused by reflective surfaces such as glass fencing/railing. The building shall be designed to use minimal exterior lighting and minimize light pollution from interior lighting to the maximum extent feasible to minimize nighttime bird-strike hazards.

The permittee shall undertake development in accordance with the approved final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

2. **Submittal of Revised Planting Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, two (2) full-sized sets of a revised planting plan prepared by an appropriately licensed profession that demonstrates the following:
 - A. Vegetated landscaped areas shall only consist of native plants or non-native drought-tolerant plants that are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a “noxious weed” by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall be low water use plants as identified by the California Department of Water Resources (See: <http://www.owue.water.ca.gov/docs/wucols00.pdf>).

- B. Use of reclaimed water for irrigation is encouraged. If using potable water for irrigation, only drip or micro-spray irrigation systems may be used. Other water conservation measures shall be considered, such as weather-based irrigation controllers.

The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

3. Submittal of Final Revised Wetland Enhancement and Buffer Establishment Plan.

PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, a final revised wetland enhancement and wetland buffer establishment, monitoring, and long-term maintenance plan in substantial conformance with the Wetland Protection and Enhancement Plan prepared by Glenn Lukos Associates, dated April 15, 2020, except that the program shall be revised to, at a minimum, include the following:

- a. Provide for the establishment of a variable width buffer (50 to 57-foot-wide) from the edge of the wetland and drainage bank to adjacent developed portions of the project site (Exhibit 1 of Wetland Protection and Enhancement Plan dated April 15, 2020) and restoration/enhancement of an upland area on the other side of the wetland (30 to 50 feet wide), a portion of which is on property owned by the applicants but most of which is within an open space area owned by the Chateau San Clemente Homeowners Association (Exhibit 2 of Wetland Protection and Enhancement Plan dated April 15, 2020);
- b. Provisions that assure that no runoff from the developed senior apartment building site discharges into the wetland or buffer area;
- c. Plans for site preparation and invasive plant removal;
- d. Restoration plan including planting design, plant palette, source of plant material, plant installation, erosion control for the wetland enhancement and buffer establishment areas;
- e. Revisions to the plant palette to include willow species native to the local watershed;

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

- f. Revisions to the planting design to reduce the number of large shrubs (e.g., toyon, laurel sumac, and lemonade berry).
- g. The plan must include the target native species composition and target absolute native percent cover final success criteria for the wetland enhancement and buffer establishment areas. The plan must include the rationale for the choice of the final success criteria.
- h. A description of the monitoring methods that will be employed to determine if the wetland enhancement and buffer establishment project is meeting the success criteria. These methods must include both qualitative (e.g., observations, photographs) and quantitative (e.g., quadrats, transects) techniques.
- i. Provisions for submission of annual reports of monitoring results to the Executive Director for a minimum of five years. Each report shall include copies of all previous reports as appendices. Each report shall be a cumulative report that summarizes all previous reports. Each report shall also include a "Performance Evaluation" section where information and results from the monitoring program are used to evaluate the status of the wetland enhancement and buffer establishment project in relation to the performance standards.
- j. Provisions for submission of a final wetland enhancement and buffer establishment monitoring report that documents whether the site conforms to the goals, objectives, and success criteria outlined in the approved final wetland enhancement and buffer establishment monitoring program. The report must address all of the monitoring data collected over the monitoring period.
- k. The permittee shall implement a long-term, management, maintenance and monitoring plan for the wetland and wetland buffer area, at its own expense, for so long as the apartment building approved pursuant to this CDP exists, which shall include at a minimum, submittal to the Executive Director of an annual letter report to confirm that the wetlands and buffer continue to meet the performance criteria and of weeding efforts to ensure that weeding efforts within the buffer continue after the successful establishment of the buffer plantings. The goal of the long-term plan shall be to preserve the enhanced wetland and wetland buffer area in its enhanced condition. The plan shall include a description of the management, maintenance, and monitoring actions. The landowner(s) shall provide funding adequate to achieve the goal of the plan.
- l. If the final report (as required by Special Condition 3, subsection J of this CDP) indicates that the wetland enhancement and buffer establishment has been unsuccessful, in part, or whole, based on the approved performance standards, the applicant shall submit within 90 days a revised or supplemental wetland enhancement and buffer establishment program to compensate for those portions of the original program which did not meet the approved performance standards. The revised program, if necessary, shall be processed as an amendment to this coastal development permit.

Notice of Proposed IMMATERIAL Permit Amendment

5-19-0228-A1

- m. If the final report (as required by Special Condition 3, subsection J of this CDP) indicates that the enhancement has been unsuccessful, in part or whole, based on the approved performance standards, or if the annual letter report required in subsection K of this condition identifies that the wetland buffer does not continue to meet the performance criteria on the property owned by Chateau Clemente Homeowners Association, and the applicant is not able to obtain permission to undertake a revised or supplemental buffer establishment program to compensate for those portions of the original program that did not meet the approved performance standards, the applicant shall submit an application for an amendment to this coastal development permit to restore an area with comparable resource value, four times larger than the portion of the buffer area located on the property owned by Chateau Clemente Homeowners Association that fails to meet performance standards, elsewhere in the Coastal Zone, follow the application through to completion, and carry out the approved project.
- n. The permittee shall enhance, monitor, and manage the wetland and buffer area per the approved program, including any revised program approved by the Commission or its staff. Any proposed changes to the approved program shall be reported to the Executive Director. No changes to the approved program shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

The permittee shall undertake development in accordance with the approved final plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

- 4. Other Resource Agencies Approvals.** PRIOR TO THE ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the Executive Director's review and approval, evidence of permits, approvals and/or authorizations from the California Department of Fish and Wildlife, U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, and other resource management agencies, as applicable for the project approved by this permit.

5. Construction/Development Phasing

Wetland and wetland buffer enhancement shall commence prior to or concurrent with any grading approved by this permit, in accordance with the enhancement, monitoring, and long-term maintenance plan required pursuant to Special Condition 3 of this permit.

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6. Open Space/Habitat Use Restrictions

- A. After completing the removal of golf driving range poles and netting and relocation of the storm drain inlet in accordance with approved plans, no development, as defined in Section 30106 of the Coastal Act, shall occur within the wetland areas or the 50 to 57-foot buffer within the subject property, as shown in Exhibit 3 (Exhibit 1 of Wetland Protection and Enhancement Plan dated April 15, 2020) of the staff report for CDP 5-19-0228, except for the following development: habitat enhancement, and monitoring and management in accordance with the final Wetlands Protection and Enhancement Plan approved by the Executive Director in accordance with Special Condition 3.

The following non-routine additional development may be allowed in the areas covered by this condition (#5A) if approved by the Coastal Commission as an amendment to this coastal development permit or a new coastal development permit: habitat enhancement; erosion control and repair.

The lands identified in this restriction shall be maintained by the landowner(s) for so long as the apartment building approved pursuant to this CDP exists in accordance with the Final Revised Wetland Protection and Enhancement Plan approved by the Executive Director in accordance with Special Condition No. 3.

- B. **PRIOR TO ANY OCCUPANCY OF THE DEVELOPMENT** ~~PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT~~, the landowner(s) shall execute and record document(s) in a form and content acceptable to the Executive Director, restricting use and enjoyment of the area of land identified in subsection A of this condition. Those recorded document(s) shall reflect the restrictions identified in subsection A of this condition.

The recorded document(s) shall include legal descriptions and graphic depictions, prepared by a licensed surveyor, of both the entire project site and the restricted area. The restriction shall be recorded free of prior liens and encumbrances that the Executive Director determines may affect the enforceability of the restriction. The deed restriction shall run with the land, binding all successors and assigns. This deed restriction shall not be removed or changed without a Commission amendment to this coastal development permit.

7. **Deed Restriction. PRIOR TO ANY OCCUPANCY OF THE DEVELOPMENT** ~~PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT~~, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the applicant has executed and recorded against the parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the Special Conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include a legal

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description of the entire parcel or parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

8. Timing and Operational Constraints of Project Activities

- A. To avoid adverse impacts on sensitive bird species, tree removal activities shall not occur during the bird nesting season between March 1 and August 31 of any year. A qualified biologist or environmental resources specialist shall survey the project site, to determine presence and behavior of sensitive species, prior to commencement of any development, the applicant shall submit the contact information of all monitors with a description of their duties and their on-site schedule. Project activities, including vegetation removal, shall not occur until any sensitive species (e.g., species listed on state or federal endangered/threatened species lists) have left the project area or its vicinity. In the event that any sensitive wildlife species exhibit reproductive or nesting behavior, the environmental specialist shall require the applicant to cease work, and shall immediately notify the Executive Director and local resource agencies. Project activities shall resume only upon written approval of the Executive Director. The monitor(s) shall require the applicant to cease work should any breach in permit compliance occur or if any unforeseen sensitive habitat issues arise. The monitor(s) shall immediately notify the Executive Director if activities outside of the scope of this coastal development permit occur. If significant impacts or damage occur to sensitive wildlife species, the applicant shall be required to submit a revised or supplemental program to adequately mitigate such impacts. The revised or supplemental program shall be processed as an amendment to this coastal development permit.
- B. The permittee may undertake tree removal activities between March 1 and August 31 of any year upon obtaining a written statement of the Executive Director authorizing maintenance on specified dates. To obtain such a determination, the permittee must submit a declaration from the Department of Fish and Game stating that maintenance on the specific dates proposed will not cause adverse impacts to any sensitive or endangered species. The declaration must contain an assessment of the foraging, breeding, nesting activities of sensitive bird species found in the area, and a statement that the maintenance activity on the specific dates proposed will not interfere with the foraging, breeding, nesting activities of the sensitive bird species.

9. **Orange County Fire Authority Approval.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide to the Executive Director a copy of a permit issued by the Orange County Fire Authority (OCFA) or letter of permission, or evidence that no permit or permission is required. The applicant shall inform the Executive Director of any changes to the project required by the

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Orange County Fire Authority (OCFA). Such changes shall not be incorporated into the project until the applicant obtains a Commission amendment to this coastal development permit, unless the Executive Director determines that no amendment is legally required.

10. Construction Best Management Practices.

The permittee shall comply with the following construction-related requirements:

- A. No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- B. No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to sensitive habitat areas, streams, wetlands, or their buffers.
- C. All debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- D. Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- E. All trash and debris shall be disposed of in the proper trash and recycling receptacles at the end of every construction day.
- F. The applicant(s) shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.
- G. Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- H. All stockpiles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- I. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- J. The discharge of any hazardous materials into any receiving waters shall be prohibited.

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- K. Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- L. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the onset of such activity.
- M. All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

11. Water Quality Management Plan.

- A. The applicant shall implement structural or non-structural Best Management Practices (BMPs) designed to minimize pollutant loads contained in runoff prior to entering the stormwater conveyance system and to maintain post-development peak runoff rate and average volume from the site at levels similar to pre-development conditions, to the extent feasible. The BMPs may include, but are not limited to:
 - 1. Design elements that serve to minimize directly connected impervious area and maintain permeable space within the development shall be incorporated where feasible. Options include the use of alternative design features such as concrete grid driveways or pavers for walkways, or porous material for or near walkways and driveways;
 - 2. Sweep parking lot(s) with a vacuum regenerative sweeper on a regular (no less than monthly) basis;
 - 3. Installation of catch basin inserts or vegetative or other media filtration devices effective at trapping or mitigating contaminants such as petroleum hydrocarbons, heavy metals, and particulates, in addition to trash and large debris. Selected BMPs shall be of a design capacity capable of mitigating (infiltrating or treating) stormwater runoff from each runoff event up to and including the 85th percentile 24-hour runoff event;
 - 4. Routine maintenance, including inspection and regular cleaning of approved BMPs, to ensure their effectiveness prior to, and during, each rainy season from October 15th through April 31st of each year. Debris and other water pollutants contained in BMP device(s) will be contained and disposed of properly. All BMP traps/separators and filters must be cleaned before the start of the winter storm season, no later than October 15th each year. The

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BMPs shall be maintained to uphold their functionality.

The permittee shall undertake development in accordance with the approved plan. Any proposed changes to the approved final plan shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is required.

12. Water Quality and Hydrology Plan.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, final Water Quality and Hydrology Plans, prepared by a qualified licensed professional, that conform with the plans submitted to the Commission titled Conceptual Water Quality Management Plan (WQMP) Shorecliffs Senior Housing dated October 2, 2019, and Preliminary Hydrology Report Shorecliffs Senior Housing dated October 2, 2019. The final Water Quality and Hydrology Plans shall demonstrate that the project complies with the following requirements:

- A. Prepare Plans by a Licensed Professional. A California-licensed professional (e.g., Registered Professional Civil Engineer, Geotechnical Engineer, Geologist, Engineering Geologist, Hydrogeologist, or Landscape Architect) qualified to complete this work shall be in responsible charge of preparing the Water Quality and Hydrology Plan.
- B. Conduct Site Characterization. A polluted runoff and hydrologic characterization of the existing site (*e.g., potential pollutants in runoff, soil properties, infiltration rates, depth to groundwater, and the location and extent of hardpan and confining layers*) shall be conducted, as necessary to design the proposed BMPs.
- C. Address Runoff from Impervious and Semi-Pervious Surfaces. Runoff from all new or replaced impervious and semi-pervious surfaces shall be addressed in the plan. For sites where the area of new or replaced impervious and semi-pervious surfaces is greater than or equal to 50% of the pre-existing impervious and semi-pervious surfaces, runoff from the entire developed area, including the pre-existing surfaces, shall be addressed in the plan.
- D. Size BMPs Using Design Storm Standard. Any Low Impact Development (LID), Runoff Control, and Treatment Control BMP (or suite of BMPs) implemented to comply with the plan requirements shall be sized, designed, and managed to infiltrate, retain, or treat, at a minimum, the runoff produced by the 85th percentile 24-hour storm event for volume-based BMPs, or two times the 85th percentile 1-hour storm event for flow-based BMPs.
- E. Use an LID Approach to Retain Design Storm Runoff. A LID approach to stormwater management shall be implemented that will retain on-site (by means

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of infiltration, evapotranspiration, or harvesting), at a minimum, the runoff produced by the 85th percentile 24-hour design storm (see D., above), to the extent appropriate and feasible. In implementing a LID approach, priority shall be given to the use of preventive LID Site Design strategies (such as reducing impervious surface area) to minimize post-development changes in the site's stormwater flow regime, supplemented by the use of structural LID BMPs (such as a rain garden) if needed to mitigate any unavoidable changes in stormwater flows.

- F. Implement a Treatment Control BMP if Necessary. A Treatment Control BMP (e.g., vegetated swale, detention basin, and storm drain inlet filter) shall be implemented if necessary to remove pollutants of concern from runoff. The project shall comply with the following applicability and performance standards for Treatment Control BMPs:
1. A Treatment Control BMP (or suite of BMPs) shall be implemented to remove pollutants of concern from any portion of the runoff produced by the 85th percentile 24-hour design storm (see C., above) that will not be retained on-site.
 2. Where infiltration BMPs are not adequate to remove a specific pollutant of concern attributed to the development, an effective Treatment Control BMP (or suite of BMPs) shall be implemented prior to infiltration of runoff, or else an alternative BMP that does not involve infiltration shall be substituted for the infiltration BMP.
 3. Where a Treatment Control BMP is required, a BMP (or suite of BMPs) shall be selected that has been shown to be effective in reducing the pollutants of concern generated by the proposed land use.
- G. Design and Manage Parking Lot to Minimize Polluted Runoff. The parking lot shall be designed to minimize impervious surfaces to the extent feasible, and to treat and/or infiltrate runoff before it reaches coastal waters or the storm drain system so that heavy metals, oil and grease, and polycyclic aromatic hydrocarbon pollutants on parking lot surfaces will not enter coastal waters. The project shall comply with the following applicability and performance standards for parking lot design and management:
1. The design of landscaped areas for parking lots shall include provisions, where appropriate and feasible, for the on-site infiltration, retention, and/or detention of stormwater runoff. Where landscaped areas are designed for infiltration, retention, or detention of stormwater runoff from the parking lot, recessed landscaped catchments (i.e., below the elevation of the pavement) shall be installed. Curb cuts shall be placed in curbs bordering landscaped areas, or else curbs shall not be installed, to allow stormwater runoff to flow from the parking lot into landscaped areas. All surface

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parking areas shall be provided a permeable buffer between the parking area and adjoining streets and properties.

2. Filter treatment systems, particularly for hydrocarbon removal BMPs, shall be adequately maintained to protect coastal water quality.
- H. Manage BMPs for the Life of the Development. Appropriate protocols shall be implemented to manage BMPs (including ongoing operation, maintenance, inspection, and training), to protect coastal water quality for the life of the development.
- I. Content of the Water Quality and Hydrology Plan. The Water Quality and Hydrology Plan shall include, at a minimum, the following required components:
1. All of the information required for the Post-Development Runoff Plan (see Special Condition 11, above), including Site Design strategies and Source Control BMPs.
 2. Documentation of polluted runoff and hydrologic characterization of the existing site (e.g., potential pollutants in runoff, soil properties, infiltration rates, depth to groundwater, and the location and extent of hardpan and confining layers) as necessary to design the proposed BMPs. Include a map showing the site's Drainage Management Areas, and calculations of the runoff volumes from these areas.
 3. A description of the BMPs that will be implemented, including documentation of the expected effectiveness of the BMPs. Include a schedule for installation or implementation of all post-development BMPs
 4. A characterization of post-development pollutant loads, and calculations, per applicable standards, of changes in the stormwater runoff flow regime (i.e., volume, flow rate, timing, and duration of flows) resulting from the proposed development when implementing the proposed BMPs.
 5. Supporting calculations demonstrating that required BMPs have been sized and designed to infiltrate, retain, or treat, at a minimum, the runoff produced by the 85th percentile 24-hour storm event for volume-based BMPs, or two times the 85th percentile 1-hour storm event for flow-based BMPs.
 6. A description and calculations demonstrating that the 85th percentile design storm runoff volume will be retained on-site, giving precedence to a LID approach. If the 85th percentile runoff volume cannot be retained on-site using LID, an alternatives analysis shall demonstrate that no feasible alternative project design will substantially improve runoff retention.
 7. A description and schedule for the ongoing management of all post-development BMPs (including operation, maintenance, inspection, and

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training) that will be performed for the life of the development if required for the BMPs to function properly.

The permittee shall undertake development in accordance with the Post-Development Runoff Plan and the Water Quality and Hydrology Plans unless the Commission amends this permit or the Executive Director issues a written determination that no amendment is legally required for any proposed minor deviations.

13. Cultural Resource Treatment and Monitoring Plan

- a. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit for the review and approval of the Executive Director an archaeological/cultural resources monitoring plan prepared by a qualified professional, which shall incorporate the following measures and procedures:
 1. The monitoring plan shall ensure that any prehistoric archaeological or paleontological or Native American cultural resources that are present on the site and could be impacted by the approved development will be identified so that a plan for their protection can be developed. The methods of protection of Tribal Cultural Resources shall be developed in consultation with the appropriate Native American tribal government, and in-situ preservation is the preferred option that can be accomplished through capping of the site or dedication of open space over the resource area. To this end, the cultural resources monitoring plan shall require that archaeological and Native American monitors be present during all grading operations and subsurface construction activity that has the potential to impact cultural resources. If the site is a shared prehistoric territory, one Native American monitor from each affected tribe shall be present during all ground disturbance.
 2. There shall be at least one pre-grading conference with the project manager and grading contractor at the project site to discuss the potential for the discovery of archaeological/cultural or paleontological resources. Prior to grading operations, a copy of all archeological documents and reports shall be provided to the Native American monitors.
 3. Archaeological monitor(s) qualified by the California Office of Historic Preservation (OHP) standards, Native American monitor(s) with documented ancestral ties to the area appointed consistent with the standards of the Native American Heritage Commission (NAHC), and the Native American most likely descendent(s) (MLD) when State Law mandates identification of an MLD, shall monitor all project grading and subsurface construction activity (such as trenching for utilities) that has the potential to impact cultural resources, as required in the approved cultural resources monitoring plan required above.

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4. The permittee shall provide sufficient archaeological and Native American monitors to assure that all project grading and subsurface construction activities that have any potential to uncover or otherwise disturb cultural deposits are monitored at all times;
5. If any archaeological or paleontological, or cultural deposits, are discovered, including but not limited to skeletal remains and grave-related artifacts, artifacts of traditional cultural, religious or spiritual sites, or any other artifacts relating to the use or habitation sites, all construction shall cease within at least 50 feet of the discovery. Treatment of the discovery shall be determined by the appropriate monitor or the MLD. Significance testing may be carried out only if acceptable to the affected Native American Tribe, in accordance with the attached "Cultural Resources Significance Testing Plan Procedures" (Appendix B). The permittee shall report all discovered resources as soon as possible, by phone or by email to the Executive Director. The permittee shall provide the significance testing results and analysis to the Executive Director, if applicable.

If the Executive Director determines that the discovery is significant or that the treatment method preferred by the affected Native American tribe is in conflict with the approved development plan, the permittee shall seek an amendment from the Commission to determine how to respond to the discovery and to protect both those and any further cultural deposits that are encountered. Development within at least 50 feet of the discovery shall not recommence until an amendment is approved, and then only in compliance with the provisions of such amendment.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90302-4325
VOICE (562) 590-5071
FAX (562) 590-5084
WEB: WWW.COASTAL.CA.GOV



NOTICE OF PROPOSED PERMIT EXTENSION

June 18, 2021**5-18-1151-E1**

On June 14, 2019, the Coastal Commission granted Coastal Development Permit No. 5-18-1151 (Sunset Beach Sanitary District) which allowed the implementation of the Sunset Beach sewer siphon replacement project.

Notice is hereby given that the Sunset Beach Sanitary District has applied for a one-year extension (5-18-1151-E1), which would extend the deadline for the commencement of development under the permit to June 14, 2022.

At: Sunset Channel, 100 Feet East of Pacific Coast Highway at Broadway,
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 this 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

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT, AS AMENDED

June 23, 2021

5-09-105-E7

On July 12, 2012, the California Coastal Commission granted Coastal Development Permit No. 5-09-105. Beginning in 2014, and recurring annually, the Commission granted several extensions of that permit, and on August 10, 2018, the Commission granted an amendment to the still-un-issued Permit (Amendment No. 5-09-105-A1) that restarted the two-year clock for the commencement of development. Notice is hereby given that Steve and Lisa Bair have applied for another one-year extension (5-09-105-E7), extending the deadline for the commencement of development under the now-amended permit to August 10, 2022.

for: Major addition to an existing single-story single-family residence consisting of 307 cu. yds. cut/fill grading to construct a semi-subterranean, 860 sq. ft. new lower level within the footprint of the existing residence to include 2 bedrooms, 2 baths, family room plus a 326 sq. ft. utility/storage room; addition of a lower level paved patio with outdoor spa and shower, outdoor half spiral stair to access new lower level; repairs to existing 355 sq. ft. wood balcony deck; plus interior remodel of existing portion of residence.

at: 86 La Senda, Laguna Beach (Orange County) (APN: 056-193-50)

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