

CALIFORNIA COASTAL COMMISSION

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Th14b

ADDENDUM

June 7, 2022

TO: Coastal Commissioners and Interested Parties
FROM: South Coast District Staff
SUBJECT: **Addendum to Item Th14b, Coastal Commission Permit Application 5-21-0739 (Greer) for the Commission meeting of Thursday, June 9, 2022**

I. Clarification to Staff Report Findings

Staff proposes a clarification to the findings of the staff report to clarify that the standard of review of the proposed project is Chapter 3 policies of the Coastal Act with the City of Newport Beach LCP used as guidance. This correction/clarification will not require changes to the language of the special conditions, nor affect staff's recommendation for the project. Following is staff's proposed language changes. Deleted language is shown in ~~strikethrough~~ and new language is in **bold, underlined italic**.

Page 1 of the Staff Report:

SUMMARY OF STAFF RECOMMENDATION

The proposed project is infill redevelopment of a residentially zoned lot on the Semeniuk Slough in the Newport Shores neighborhood. The applicants propose the demolition of all existing structures on the private parcel and demolition of an unpermitted residential deck built beyond the private property line onto a federally owned open space parcel, thus resolving the unpermitted development. The proposed demolition of the unpermitted deck occurs on and over submerged lands that are within the Commission's jurisdiction and the proposed new single-family residence occurs over land that is within the City of Newport Beach jurisdiction. ~~Consequently, the standard of review is Chapter 3 of the Coastal Act for the areas under Commission jurisdiction, and the certified LCP serves as the standard of review for the landside development under the City's jurisdiction.~~ The City and the applicant have agreed to a consolidated coastal development permit application reviewed by the Commission. **Per Section 30601.3(b) of the Coastal Act, the standard of review for a consolidated coastal development permit application shall follow Chapter 3 with the Local Coastal Program used as guidance.**

Top of Page 9 of the Staff Report:

Standard of Review

The City of Newport Beach Local Coastal Plan (LCP) was certified on January 13, 2017. The proposed project consists of development located both within the permit jurisdiction of the Commission and of the City of Newport Beach. Per the findings of Commission Boundary Determination #11-2021 for 237 Canal Street, Newport Beach (**Exhibit #2**), the subject site, the landside development is within the City's permit jurisdiction and the waterside development within the Commission's jurisdiction. The proposed demolition of the unpermitted deck occurs on or over submerged lands that are within the Commission's jurisdiction and the proposed new single-family residence is within the City of Newport Beach's jurisdiction. ~~Consequently, the standard of review is Chapter 3 of the Coastal Act for the areas under Commission jurisdiction, and the certified LCP serves as the standard of review for the landside development under the City's jurisdiction.~~ The City and the applicant have agreed to a consolidated coastal development permit application reviewed by the Commission. **Consequently, the standard of review for a consolidated permit is Chapter 3 of the Coastal Act with the certified LCP as guidance.**

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LOCAL COASTAL PROGRAM

On January 13, 2017, the Commission effectively certified the City of Newport Beach LCP. Per the findings of Commission Boundary Determination #11-2021 for 237 Canal Street, Newport Beach, the proposed demolition of the unpermitted deck occurs on or over submerged lands that are within the Commission's jurisdiction and the proposed new single-family residence occur over land that is within the City of Newport Beach jurisdiction. ~~Consequently, the standard of review is Chapter 3 of the Coastal Act for the areas under Commission jurisdiction, and the certified LCP serves as the standard of review for the landside development under the City's jurisdiction.~~ The City has **and applicant have** agreed to a consolidated permit issued by the Commission. **Consequently, the standard of review for a consolidated permit is Chapter 3 of the Coastal Act with the certified LCP as guidance.** As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and the City's certified LCP.

II. Correction to Project Description

Staff proposes to correct a mistake to the project description. The staff report mistakenly refers to the proposed single family residence as a two-story structure when in fact it is proposed as a three-story structure. This correction/clarification will not require changes to the language of the special conditions, nor affect staff's recommendation for the project. Following is staff's proposed language changes.

Deleted language is shown in ~~strike through~~ and new language is in **bold, underlined italic.**

On Page 1 of the Staff Report:

Project Description:

On a canal-front residential lot, demolition of existing 2-story 4 bedroom, 3 bath, 2,340 sq. ft. single-family residence and demolition of unpermitted deck beyond rear property line; construction of a new ~~23~~-story, **28'-11" tall above finished grade,** 4 bedroom, 4.5 bath, 2,754 sq. ft. single-family residence with 421 sq. ft. 2-car garage, landscape, hardscape, and drainage improvements.

On the bottom of Page 9 of the Staff Report:

PROJECT DESCRIPTION AND LOCATION

The applicants propose the demolition of an existing 2-story, 4 bedroom, 3 bath, 2,340 sq. ft. single-family residence and the demolition of an existing unpermitted deck beyond the rear property line; and the construction of a new ~~23~~-story, **28'-11" tall above finished grade,** 4 bedroom, 4.5 bath, 2,754 sq. ft. single-family residence with a 421 sq. ft. 2-car garage, hardscape and drainage improvements and minimal landscape and irrigation. Approximately 180 cubic yards of grading (over-excavation) will be performed for purposes of site re-compaction and will be balanced on site. Drainage will be diverted into a percolation pit and to the street's main storm drain system. The demolition plan is included as **Exhibit #3** and project plans are included as **Exhibit #4.**