

**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



# W10

**Prepared April 03, 2023 (for the April 12, 2023 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 April 2023**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, and CDP extensions, for the South Coast District Office are being reported to the Commission on April 12, 2023. 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 April 12th.

With respect to the April 12th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

**Items being reported on April 12, 2023 (see attached)**

---

**Waivers**

- 5-22-0579-W, Addition & Remodel (San Clemente)
- 5-22-0844-W, Converting garage to ADU (San Clemente)
- 5-23-0001-W, David Muhs (Huntington Beach)
- 5-23-0101-W, SFR Remodel (Laguna Beach)
- 5-23-0112-W, SFR Remodel (Laguna Beach)

**Immaterial Amendments**

- 5-15-0087-A2, City of Newport Beach Transient Boat Slips (Newport Beach)

**Extensions**

- 5-15-0087-E5, City of Newport Beach Transient Boat Slips (Newport Beach)

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD, SUITE 300  
LONG BEACH, CA 90802-4325  
PHONE (562) 590-5071



March 29, 2023

## **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:** 5-22-0579-W**Applicants:** Robert & Marilyn Gasparini**Location:** 328 W Avenida Gaviota, San Clemente, Orange County (APN: 692-282-17)

**Proposed Development:** Add 146 sq. ft. of living space to 1<sup>st</sup> floor, and 766 sq. ft. of living space to 2<sup>nd</sup> floor of an existing 2,251 sq. ft., two-story single-family residence. Remove existing rear yard deck and replace with an extended deck and patio, construct a new pool and spa, and remove non-conforming hardscape features in the rear yard of the coastal canyon property.

**Rationale:** The project site is located on a developed 17,000 sq. ft. coastal canyon lot located 300 ft. inland of the ocean, in an urbanized residential neighborhood. The lot is designated Residential Low (RL) by the City's certified Land Use Plan. The proposed development will not result in a change to the existing building height. The proposed rear yard pool, spa and hardscape features are in consistent with the required canyon setback. The project will also remove all non-conforming hardscape features beyond the canyon setback line, including concrete footsteps, and proposes native drought-tolerant landscaping. Therefore, the project would not have any impact on visual resources. The applicant proposes a pool leak prevention/detection system to minimize canyon erosion, consistent with HAZ-48 of the certified LUP. Because the proposed development is located in an area with high potential for the presence of cultural resources, the applicant proposes a tribal and cultural resource monitoring plan for any ground disturbing activities. The proposed project design is compatible with the character of surrounding development, 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 **April 9-11, 2023** 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge  
Executive Director

Vince Lee  
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  
WWW.COASTAL.CA.GOV



March 29, 2023

## 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:** 5-22-0844-W

**Applicant:** Ralph Ringo

**Location:** 103 Escalones, San Clemente (Orange County) (APN(s): 058-052-41)

**Proposed Development:** Conversion of an existing 340 sq. ft. attached garage into an ADU and interior remodel of an existing 360 sq. ft. duplex unit. No new sq. ft. will be added to the existing duplex. Four parking spaces will be maintained on-site.

**Rationale:** The project site is located on a developed 3,199 sq. ft. lot located approximately 0.5 miles inland of the ocean, in an urbanized residential neighborhood. The lot is designated Residential Medium (RM) by the City's certified Land Use Plan and is currently developed with a duplex. The proposed project conforms to the permitted use and development standards for the RM zone. The proposed development will convert an existing 340 sq. ft. garage into an ADU and provide 2 tandem spaces on the side of the building, and 2 driveway parking spaces, resulting in no change in on-site parking. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, 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. 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.

**Coastal Development Permit De Minimis Waiver**  
5-22-0844-W

This waiver will not become effective until reported to the Commission at its April 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,

Original on File signed by:

Dr. Kate Huckelbridge  
Executive Director

Krysten Tomaier  
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



March 10, 2023

## 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:** 5-23-0001-W

**Applicant:** David Muhs

**Location:** 16901 Bolero Ln, Huntington Beach, Orange County (APN: 178-315-45)

**Proposed Development:** Remove and replace existing 450 sq. ft. floating dock like for like. Existing 3-ft. x 18-ft. gangway and two existing 16-in. guide piles to remain.

**Rationale:** The proposed dock system is located in Huntington Harbor in the City of Huntington Beach in the Commission's area of original jurisdiction. The proposed dock system is associated with the single-family residence at 16901 Bolero Lane and is intended for private recreational boat use only. The applicant proposes to remove and replace the existing dock like for like. The project would not result in ground disturbance, additional fill, or additional overwater coverage. The project does not extend beyond the City's pierhead line. The project application includes a list of best management practices the applicant will carry out during and after construction to avoid adverse effects to marine resources. In this area of Huntington Harbor, the water area is owned and managed by the California State Lands Commission (CSLC). The applicant has a valid lease from the CSLC for a ten-year term, which runs from April 28, 2021, through April 27, 2031. The applicants submitted a pre-construction eelgrass survey conducted on October 28, 2022, and no eelgrass was detected within the project site. The project was approved by the City of Huntington Beach Department of Public Works on November 1, 2022, and is consistent with the Huntington Beach certified Local Coastal Program (LCP), previous Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

**Coastal Development Permit De Minimis Waiver**  
5-23-0001

This waiver will not become effective until reported to the Commission at its **April 12-14, 2023** 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.

Dr. Kate Huckelbridge  
Executive Director

Emily Greer  
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



March 30, 2023

## **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:** 5-23-0101-W

**Applicant:** Duston M. Williams and Jennifer A. Williams, as Trustees of the 2005 Williams Family Trust, U/D/T March 18, 2005

**Location:** 2 Vista de San Clemente, Laguna Beach, Orange County  
(APN: 670-231-10)

**Proposed Development:** Remodel, addition, and partial structural roof replacement to an existing two story, 21'6" high (above natural grade)/23' high (above finished grade), 3,542 square foot single family residence with an attached 474 square foot, two car garage; construction of a new plunge pool/spa; grading including 95 cubic yards of cut and 65 cubic yards of fill; landscape and hardscape improvements. The proposed residential addition includes a new 557 square foot detached structure to include a bedroom, bathroom and gym. The proposed additions will be supported with new caisson and grade beam foundations. Water saving pool and spa measures include: installation and maintenance of a leak detection system for the life of the pool/spa, the pool/spa will be covered at all times when not in use, and emptying/re-filling will be limited to the least amount necessary to maintain the pool/spa. Cultural resources protection measures will include coordination with local Native American Tribes at least one month prior to commencement of any ground disturbing activities, including invitations to monitor activities, and, procedures to be followed in the event archaeological resources are discovered, and, procedure to recommence construction following discovery.

**Rationale:** The subject site is a 13,493 square foot lot, located within the existing locked-gate community of Three Arch Bay, one of three areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay was deferred due to public access issues arising from the locked gate nature of the community. However, the proposed development (revisions to an existing residence on an existing lot), will have no effect on existing public access conditions. The subject lot is not a bluff or oceanfront lot, and is not located between the first public road and the sea; it is an inland, interior lot surrounded by existing development (road and residential). The site is zoned Three Arch Bay by the City which allows low-density residential development and the proposed project conforms to the low density residential zoning. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. Four parking spaces will be maintained on site, consistent with previous Commission actions in the area which included at least two spaces per residential unit. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately ¾ mile down-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. The proposed development is consistent with past Commission actions in the area and with Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare a certified Local Coastal Program (LCP) for the Three Arch Bay Area.

This waiver will not become effective until reported to the Commission at its **April 12-14, 2023** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge  
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, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



March 30, 2023

## **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:** 5-23-0112-W

**Applicant:** Pasha & Mehr Arshadi

**Location:** 2 N. Vista de Catalina, Laguna Beach, Orange County  
(APN: 056-223-10)

**Proposed Development:** Remodel and addition to an existing 21 feet high (above finished grade), two story, 2,492 square feet single family residence with an attached 377 square feet, two car garage; addition of a new 566 square feet, attached Accessory Dwelling Unit (ADU) at the existing lower level within the existing residence's footprint; construction of a new pool, spa, and water feature; grading consisting of 326 cubic yards of cut and 23 cubic yards of fill; and landscape and hardscape. Water saving pool and spa measures include: installation and maintenance of a leak detection system for the life of the pool/spa, the pool/spa will be covered at all times when not in use, and emptying/re-filling will be limited to the least amount necessary to maintain the pool/spa. Cultural resources protection measures will include coordination with local Native American Tribes at least one month prior to commencement of any ground disturbing activities, including invitations to monitor activities, and, procedure to be followed in the event archaeological resources are discovered, and, procedure to recommence construction following discovery.

**Rationale:** The subject site is a 6,674 square foot lot, located within the existing locked-gate community of Three Arch Bay, one of three areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay was deferred due to public

access issues arising from the locked gate nature of the community. However, the proposed development (revisions to an existing residence on an existing lot), will have no effect on existing public access conditions. The subject lot is not a bluff or oceanfront lot, and is not located between the first public road and the sea; it is an inland, interior lot surrounded by existing development (road and residential). The site is zoned Three Arch Bay by the City which allows low-density residential development and the proposed project conforms to the low density residential zoning. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. Four parking spaces will be maintained on site, consistent with previous Commission actions in the area which included at least two spaces per residential unit. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately ¾ mile down-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. The proposed development is consistent with past Commission actions in the area and with Chapter Three policies of the Coastal Act, and will not prejudice the City's ability to prepare a Certified Local Coastal Plan (LCP) for the Three Arch Bay Area.

This waiver will not become effective until reported to the Commission at its **April 12-14, 2023** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Dr. Kate Huckelbridge  
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, CALIFORNIA 90802-4830  
PH (562) 590-5071 FAX (562) 590-5084  
WWW.COASTAL.CA.GOV



March 29, 2023

**NOTICE OF PROPOSED IMMATERIAL PERMIT  
AMENDMENT****Coastal Development Permit Amendment No. 5-15-0087-A2**

**To:** All Interested Parties

**From:** Dr. Kate Huckelbridge, Executive Director

**Subject:** **Development previously approved pursuant to Coast Development Permit No. 5-15-0087 granted to the City of Newport Beach and Irvine Company for:** the following landside and waterside development: On the waterside, 9,900 cubic yards of dredging is proposed and the existing private marina will be expanded and a new public dock system will be installed. The existing riprap slope will be removed and replaced with a new riprap slope landward. On the landward side, the existing surface parking area and an existing building will be demolished and a new one-story, 14, 252 square foot restaurant will be constructed. In addition, there will be grading, hardscape and landscape installed, the parking lot will be redesigned, a new restroom will be constructed, and a dedicated public walkway from E. Coast Highway to the new public dock system will be installed.

**Project Site:** 201 E. Coast Highway, Newport Beach (Orange County) (APN(s): 050-451-01, 050-451-02, 050-451-03, 050-451-060, 050-451-09, 050-451-10, 050-451-55, 440-132-39, 440-132-51)

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):

Change to the timing mechanism for Special Conditions Nos. 10, 15 and 17 to be satisfied. The content of each of these conditions will remain the same, but the timing mechanism will be adjusted from "prior to issuance of the coastal development permit" to "prior to issuance of a certificate of use and occupancy for the public docks" for each of these three special conditions. The conditions would be modified as follows, deleted language is shown in ~~strikethrough~~ and new language is in underlined:

- 10. County of Orange Approval.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT CERTIFICATE OF USE AND OCCUPANCY FOR

**Notice of Proposed Immaterial Permit Amendment**  
5-15-0087-A2

THE PUBLIC DOCKS, the applicants shall provide to the Executive Director a copy of a letter of permission or approval from the County of Orange regarding the proposed project, or evidence that no permit or permission is required. The applicants shall inform the Executive Director of any changes to the project required by the County of Orange. Such changes shall not be incorporated into the project until the applicants obtains a Commission amendment to this coastal development permit amendment, unless the Executive Director determines that no amendment is legally required.

**15. Offer to Dedicate for Public Access Easement for Vertical Access**

- A. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT CERTIFICATE OF USE AND OCCUPANCY FOR THE PUBLIC DOCKS, and in order to implement the applicant's proposal, the applicant shall execute and record a document(s) in a form and content acceptable to the Executive Director, irrevocably offering to dedicate to a public agency or private entity, approved by the Executive Director, a public access easement for public access and recreational uses. The easement shall be an 8-foot wide public walkway for vertical public access to the public boat dock and Newport Bay. Such easement shall be located from the northeast corner of the lot adjacent to E. Coast Highway then along the northern apportion of the site as it travels west to the public dock and Newport Bay, as generally depicted in **Exhibit No. 2, page 2**.

The recorded document(s) shall include a legal description and corresponding graphic depiction of the legal parcel(s) subject to this permit and a metes and bounds legal description and a corresponding graphic depiction, drawn to scale, of the easement area prepared by a licensed surveyor based on an on-site inspection of the easement or dedicated area. The public access easement shall be ambulatory, and the easement boundaries and amenities (e.g., path, trail, benches, etc.) shall move inland within the permittee's property, if relocation and/or reconstruction of access amenities in the easement area are necessary to retain their continuity and/or utility. No development except for construction of the public walkway, including paving hardscape, landscape, utilities, public access amenities, and signage as necessary, shall occur within the above-identified easement.

- B. The irrevocable offer to dedicate shall be recorded free of prior liens and any other encumbrances that the Executive Director determines may affect the interest being conveyed. The document shall provide that the offer of dedication shall not be used or construed to allow anyone to interfere with any rights of public access acquired through use which may exist on the property.

**Notice of Proposed Immaterial Permit Amendment**  
5-15-0087-A2

C, The irrevocable offer to dedicate shall run with the land in favor of the People of the State of California, binding successors and assigns of the applicants or landowner in perpetuity, and shall be irrevocable for a period of 21 years, such period running from the date of recording, and indicate that the restrictions on the use of the land shall be in effect upon recording and remain as covenants, conditions and restrictions running with the land in perpetuity, notwithstanding any revocation of the offer.

- 17. Deed Restriction.** ~~PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT~~ CERTIFICATE OF USE AND OCCUPANCY FOR THE PUBLIC DOCKS, the applicants shall submit to the Executive Director for review and approval documentation demonstrating that the landowners have 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 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.

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be 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 amendment must be reported to the Commission at the next regularly scheduled Commission hearing. The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to marine resources/water quality, or visual resources, and is consistent with the hazards and public access policies of the Coastal Act. The amendment will modify the timing mechanisms for Special Conditions Nos. 10, 15 and 17 to be satisfied by adjusting the language from "prior to issuance of the coastal development permit" to "prior to issuance of a certificate of use and occupancy for the public docks." The proposed language changes will allow additional time for the applicant to

**Notice of Proposed Immaterial Permit Amendment**  
5-15-0087-A2

comply with these special conditions. The applicant has submitted materials in compliance with all other special conditions and is working with Commission planning and legal staff to satisfy these three remaining conditions. The content of these three conditions will remain, no other changes to the remaining special conditions are proposed, and the project description will not change. The applicant must still satisfy these three conditions prior to enjoying use of the private development authorized by the permit, and the conditions must be satisfied prior to opening of the public amenities required by the permit. The proposed timing adjustment will enable construction of the public amenities to commence more quickly. Therefore, the proposed amendment is consistent with the underlying Commission-approved Application No. 5-15-0087 and is consistent with the Chapter 3 policies of the Coastal Act and the certified Newport Beach LCP.

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 Fernie Sy at [Fernie.Sy@coastal.ca.gov](mailto:Fernie.Sy@coastal.ca.gov).

Original on File signed by:

Fernie Sy  
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

**NOTICE OF PROPOSED PERMIT EXTENSION**

**Date:** March 29, 2023  
**To:** All Interested Parties  
**From:** Karl Schwing, Deputy Director  
Fernie Sy, Coastal Program Analyst  
**Subject:** **Extension to Coastal Development Permit (CDP) No. 5-15-0087**  
Applicants: City of Newport Beach and California Recreation Company

**Original CDP Approval**

CDP No. 5-15-0087 was approved by the Coastal Commission on February 9, 2017, and provided for the following landside and waterside development: On the waterside, 9,900 cubic yards of dredging is proposed and the existing private marina will be expanded and a new public dock system will be installed. The existing riprap slope will be removed and replaced with a new riprap slope landward. On the landward side, the existing surface parking area and an existing building will be demolished and a new one-story, 14, 252 square foot restaurant will be constructed. In addition, there will be grading, hardscape and landscape installed, the parking lot will be redesigned, a new restroom will be constructed, and a dedicated public walkway from E. Coast Highway to the new public dock system will be installed.

**Previous CDP Extension**

The expiration date of CDP No. 5-15-0087 was previously extended by one year to February 9, 2023. The Commission's reference number for this proposed extension is **CDP No. 5-15-0087-E4**.

**Proposed CDP Extension**

The expiration date of CDP No. 5-15-0087 would be extended by one year to February 9, 2024. The Commission's reference number for this proposed extension is **CDP No. 5-15-0087-E5**.

**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, April 12, 2023. 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 at [ferniesy@coastal.ca.gov](mailto:ferniesy@coastal.ca.gov) in the South Coast District office.**

Sincerely,

Dr. Kate Huckelbridge  
Executive Director

Fernie Sy  
Coastal Program Analyst