

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



TH12

Prepared July 03, 2023 (for the July 13, 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 July 2023**

The following coastal development permit (CDP) waivers, CDP extensions, and emergency CDPs for the South Coast District Office are being reported to the Commission on July 13, 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 July 13th.

With respect to the July 13th 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 13, 2023 (see attached)

Waivers

- 5-23-0278-W, Renovation and Addition (Seal Beach)
- 5-23-0487-W, New ADU (San Clemente)

CDP Extensions

- 5-20-0476-E1, Troy Tanner (San Clemente)
- 5-20-0493-E1, Capo Shores MH Park Unit 70 (San Clemente)

Emergency Permits

- G-5-23-0049, Doheny Sand Replenishment (Doheny State Beach, Dana Point, Orange County)

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



June 28, 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: 5-23-0278-W

Applicant: Barbara Evans

Location: 140 4th St, Seal Beach, Orange County (APN: 199-144-02)

Proposed Development: An addition of a new front porch and 66 sq.ft. of internal floor area to an existing approximately 14-ft. high, one-story 945 sq.ft. single-family residence; demolition of an existing detached, 573 sq.ft. one-car garage; and construction of an approximately 24-ft. high, 554 sq.ft., two-car garage with an 822 sq.ft. Accessory Dwelling Unit (ADU) located above the garage. 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 one-story, approximately 14-ft. high, one-story single-family residence will be 1,011 sq. ft. with an approximately 24-ft. high, 554 sq.ft., two-car garage with an 822 sq.ft. ADU located above the garage.

Rationale: The proposed project is located on an inland lot approximately 840 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. In addition, the finished floor elevation of the single-family residence is approximately +17 ft. NAVD88 and the finished floor elevation of the proposed garage is approximately +17 ft. with the ADU located approximately 8 ft. above the finished floor elevation. No shoreline protective device is proposed to protect the development subject to the application. The lot size is 3,525 sq.ft. and is designated as residential high density (RHD-20) in the City of Seal Beach Zoning Code and proposed project conforms to the permitted use and development standards for the. Post project, the single-family residence will include two parking spaces, which is consistent with prior Commission's actions requiring two

Coastal Development Permit De Minimis Waiver
5-23-0278-W

parking spaces for residential development in the area. No parking is required for the ADU since it is located within one-half mile walking distance of public transit. The proposed project design is compatible 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 12-13, 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.

Sincerely,

Dr. Kate Huckelbridge
Executive Director

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



June 23, 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: 5-23-0487-W

Applicant: Andre Martin

Location: 1407 S. Ola Vista, San Clemente, Orange County, (APN: 692-171-01)

Proposed Development: Construction of a 556 sq. ft. Accessory Dwelling Unit (ADU), over a 494 sq. ft. detached two-car garage. 86 sq. ft. of the garage will be converted into a stairway for the ADU. Four parking spaces will be retained on site. In December of 2022 the City of San Clemente approved via the San Clemente Categorical Exclusion (CatEx), the demolition of an existing one-story single-family residence with attached garage and construction of a new 3,402 sq. ft. two-story single-family residence with detached two-car garage. The new residence is currently under construction on the project site.

Rationale: The project site is located on a developed 7,975 sq. ft. lot located approximately ½ mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated 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 land use. Adequate measures to address water quality have been incorporated into the design and construction of the project. 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 12-13, 2023** meeting and the site of the proposed development has been appropriately noticed,

Coastal Development Permit De Minimis Waiver
5-23-0487-W

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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

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



June 1, 2023

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that Troy Tanner has applied for a one-year extension of 5-20-0476 granted by the California Coastal Commission on June 9, 2021

for: Demolish a 2,492 sq. ft. 2-story single-family residence and garage and construct a 3,625 sq. ft. 2-story, 25-ft. tall single family residence and attached 430 sq. ft. 2-car garage, 938 sq. ft. balcony deck areas, 715 sq. ft. at grade concrete patio and a 438 sq. ft. detached casita/accessory dwelling unit (ADU), pool, spa, koi pond, hardscape and landscape improvements, and removal of an unpermitted retaining wall and fence along the bluff edge on a 13,680 sq. ft. coastal bluff lot.

at: 1904 Calle De Los Alamos, San Clemente (Orange County) (APN: 692-304-07)

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,

Kate Huckelbridge, PhD
Executive Director

Original on File signed by:

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



June 28, 2023

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

Notice is hereby given that MC Investments has applied for a one year extension of Coastal Development Permit No. 5-20-0493 granted by the California Coastal Commission on June 9, 2021

for: Removal of an existing 1,292 sq. ft., 13-ft. high mobile home and placement of a new 1,807 sq. ft., 16-ft. high mobile home with a loft, patio, and 25 sq. ft. storage shed on a beachfront mobile home space.

at: 1880 N. El Camino Real, Unit 70, San Clemente (Orange County) (APN: 691-432-02)

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,

Dr. Kate Huckelbridge
Executive Director

Original on File signed by:

Shahar Amitay
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

301 E. Ocean Blvd., SUITE 300
Long Beach, CA 90802
PHONE: (562) 590-5071
WEB: WWW.COASTAL.CA.GOV

**Deputy Directors Report Memo**

June 15, 2023

To: California Coastal Commissioners and Interested Public

From: South Coast District Staff

Subject: **Memo for Item Th12, South Coast Deputy Director's Report, 30611 Emergency Permit Waiver (Doheny State Beach Sand Replenishment) for the Commission Meeting of July 13, 2023.**

On May 19, 2023, the Orange Coast District of California State Parks notified Commission staff via email of an emergency situation involving erosion and undermining of the public parking lot and Coastal Trail and exposure of utilities at Doheny State Beach in the City of Dana Point following a large surf with high tide event on May 18, 2023. Due to the damage incurred and associated debris, as well as the potential for additional impacts over the following weekend, State Parks determined it was necessary to temporarily close the south day use parking area (459 public parking spaces). Access to the public parking area has since been restored.

As a result of ongoing beach erosion and anticipated wave action, State Parks notified the Commission in accordance with Section 30611 of the Coastal Act that emergency work to replenish the areas of the beach where utilities are exposed and where public infrastructure is most threatened with clean, beach-compatible sand from the Santa Ana River (upstream of the coastal zone) would begin June 15, 2023 and continue for 16 to 20 weeks. No permanent structures would be erected. The duration of the sand placement event is constrained by the number and size of trucks available (10 and 15-yard, respectively).

The emergency development includes placement of 20,000 cubic yards of sand along a 1,900 linear-foot stretch of the southern part of Doheny State Beach and 5,000 cubic yards at the location of an exposed conduit to the north in the day use area. While portions of the beach will be off limits to the public during the approximately four months that it will take to haul and place the sand, beach areas will be re-opened as sand placement is completed and the remainder of Doheny State Beach will remain accessible. State Parks will implement a grunion monitoring and avoidance plan and retain a qualified specialist to monitor shorebirds, especially Western snowy plovers, and avoid impacts to those species. In addition, best management practices for use of heavy equipment on the beach, including but not limited to staging and refueling equipment offsite, will be implemented and placement of sand below the mean high tide line will be avoided to the extent feasible to avoid or minimize impacts to water quality. Furthermore, State Parks, in coordination with the City of Dana Point and the University

30611 Waiver California State Parks
Issue Date: June 15, 2023

of California, Irvine, plans to monitor movement and changes in sand volume to inform potential future sand replenishment events at this site.

Therefore, Commission staff determined that this project qualifies for an Emergency Coastal Development Permit Waiver, as provided under Coastal Act Section 30611, for the following reasons:

1. Immediate action by California State Parks, a public agency, was necessary to protect life and public property from imminent danger.
2. Commission staff was notified of the emergency situation within three days of the emergency.
3. The project does not include any permanent erection of any structures.
4. The project impacts are temporary in nature and best management practices will be employed during project operations to avoid impacts to sensitive species and minimize water quality impacts.