

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX
WWW.COASTAL.CA.GOV



F9

Prepared June 03, 2024 (for the June 14, 2024 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 June 2024**

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 June 14, 2024. 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 June 14th.

With respect to the June 14th 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 June 14, 2024 (see attached)

Waivers

- 5-23-0415-W, New Mixed Use Development (San Clemente)
- 5-24-0007-W, Addition & Remodel (Laguna Beach)
- 5-24-0089-W, Interior Remodel (Laguna Beach)
- 5-24-0104-W, Garage Addition and New ADU (San Clemente)
- 5-24-0166-W, New ADU (Seal Beach)
- 5-24-0263-W, New ADU (San Clemente)
- 5-24-0371-W, City of San Clemente Sand Placement Project (North Beach, San Clemente)
- 5-24-0384-W, Capistrano Beach Sand Placement Project (Dana Point)

CDP Extensions

- 5-82-291-A5-E8, Ritz Carlton (Dana Point)
- 5-20-0476-E2, Tanner Family Trust (San Clemente)
- 5-20-0630-E2, 16655 Pacific Coast Highway (Sunset Beach)

Immaterial Amendment

- 5-22-0602-A1, 941 Via Lido Nord (Newport Beach)

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



May 29, 2024

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: 5-23-0415-W

Applicant: San Clemente Petroleum, Inc.

Location: 1430 South El Camino Real, San Clemente, Orange County (APNs: 692-171-18 and 692-171-19)

Proposed Development: A lot merger to combine two parcels into a single 18,703 sq. ft. parcel for the construction of a two-story over basement 33-ft. high, 17,000 sq. ft. mixed use structure with 10 2-3 bedroom apartment units (one designated affordable) totaling 16,864 sq. ft. of interior space with 25 corresponding parking stalls and 6,681 sq. ft. of retail/office space with 24 corresponding parking stalls, and landscaping consisting of drought tolerant non-invasive plants on the newly created parcel. Grading consists of 5,800 cu.yds. cut for basement level and site preparation, which will be monitored for potential in-ground resources. The coastal zone boundary bisects the two lots in a diagonal direction from northwest to southeast, and approximately the southern half of the proposed project is located in the coastal zone, while the northern half is in the City's jurisdiction. Thus, this approval authorizes the portion of the project within the coastal zone.

Rationale: Post lot line adjustment, the project is proposed on a combined developed 18,703 sq. ft. lot located approximately .6 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized neighborhood with a mix of both commercial and residential uses. The lot is zoned Mixed Use (MU3.2) by the City's certified LUP, which authorizes space for retail, restaurant, office residential, and affordable housing. It also permits the construction of 24 residential units per net acre (12 units on a half-acre). Since the project proposes 10 residential Units on a lot less than half an acre in size, it conforms to the MU3.2 Use designation. The units are proposed to be rental units, including one affordable unit and the applicants are required by the City to pay an additional in lieu fee of \$95,267; a parcel map for condominium purposes is not proposed. In addition, the applicant proposes 25 and 23 parking spaces in the subterranean garage for the residences and retail/office space, respectively, which conforms to the parking requirements of the City's Certified Land Use Plan, and is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during and after construction. Drainage from the lot will be collected by roof gutters and downspouts and patio drains all connected directly to the on-street City storm

Coastal Development Permit De Minimis Waiver

Page 2 of 2

drain. 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 **June 12-14, 2024** 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

Mandy Revell
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
WWW.COASTAL.CA.GOV



May 28, 2024

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: 5-24-0007-W **Applicant:** Pete Perez

Location: 67 S La Senda Dr, Laguna Beach, Orange County (APN: 056-193-02)

Proposed Development: Addition and remodel to an existing two-story, 1,944 sq. ft. single-family residence including the relocation of the existing garage, new entry, modification to doors and windows, 674 sq. ft. addition and second-story deck addition including 12 cubic yards of cut and no change to the existing height of the structure.

Rationale: The subject site is a 6,500 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; it is an inland, interior lot surrounded by existing residential development. 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 project proposes best management practices during construction to protect water quality as well as roof and surface runoff control measures through the use of gutters and downspouts. The proposed runoff control measures are consistent with the marine/water quality protection policies of the Coastal Act. Two 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 1/2 mile up-coast) and at Salt Creek Beach Park (approximately 3/4 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

Coastal Development Permit De Minimis Waiver
5-24-0007-W

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 **June 12-14, 2024** 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,

Kate Huckelbridge, PhD
Executive Director

Jeffrey Palm
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
WWW.COASTAL.CA.GOV



May 28, 2024

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: 5-24-0089-W **Applicant:** Wolfgang Buehler

Location: 88 Blue Lagoon, Laguna Beach, Orange County (APN: 656-461-24)

Proposed Development: Interior remodel of an existing three-story single-family residence including the replacement of exterior windows and doors, addition of two exterior windows, and new HVAC, electrical and plumbing systems with no change to the existing square footage or height of the structure.

Rationale: The subject site is a 1,082 square foot lot, located within the existing locked-gate community of Hobo Canyon, one of three areas of deferred certification in the otherwise certified City of Laguna Beach. Hobo Canyon 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 an oceanfront lot, located between the first public road and the sea. The site is zoned R-3 by the City which allows high-density residential development, and the proposed project conforms to the high-density residential zoning. Two 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 Christmas Beach (approximately 400 feet down-coast) and at Victoria Beach (approximately 1,400 feet up-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

Coastal Development Permit Waiver
5-24-0089-W

of the Coastal Act and will not prejudice the City's ability to prepare a certified Local Coastal Program (LCP) for the Hobo Canyon Area.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

Kate Huckelbridge, PhD
Executive Director

Jeffrey Palm
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
WWW.COASTAL.CA.GOV



May 28, 2024

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: 5-24-0104-W **Applicant:** Matt & Denise Hughes
Location: 1611 Ola Vista, San Clemente, Orange County (APN: 692-211-43)

Proposed Development: Addition of 23 sq. ft. to an existing 460 sq. ft. detached garage and construction of a new 450 sq. ft. Accessory Dwelling Unit (ADU) above it associated with a single-family residence. The ADU includes a sleeping area, a kitchen, full bath, and independent access stairs.

Rationale: The project site is located on a developed 4,815 sq. ft lot zoned as Residential Low (RL) in San Clemente certified Land Use Plan approximately 0.36 miles from the nearest public beach and 157 feet above sea level. The project does not propose any changes to the existing 2-story single-family residence. There will be no loss of on-site parking or public street parking, thus it does not adversely impact public coastal access. Neither the existing structure nor the second floor ADU is expected to flood, even under a 6.6-foot sea level rise scenario and a 100-year storm. 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 previous Commission actions in the area and the 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
5-24-0104-W

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024**, 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,

Kate Huckelbridge, PhD
Executive Director

Janet Torres, PhD
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
WWW.COASTAL.CA.GOV



May 28, 2024

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: 5-24-0166-W **Applicant:** Joel Davenport
Location: 1120 Fathom Ave, Seal Beach, Orange County (APN: 199-173-14)

Proposed Development: Construct a new 593 sq. ft. second story Accessory Dwelling Unit (ADU) above an existing attached garage at a single-family residence. The ADU consists of one bedroom, one full bathroom, kitchen, living and dining room, and has a private entry staircase inside the garage.

Rationale: The project site is located on a developed 5,100 square-foot lot about 0.6 miles inland of the public beach, landward of the first public road parallel to the sea, in an urbanized residential neighborhood. The lot is designated Residential Low Density (RLD-9) in the Seal Beach zoning code, which has not been certified by the Coastal Commission. The project does not propose any changes to the existing single-family residence. There will be no loss of on-site parking or public street parking, thus it does not adversely impact public coastal access. The project site is located approximately 26 feet above sea level and neither the existing structure nor the second floor ADU is expected to flood, even under a 6.6-foot sea level rise scenario and a 100-year storm. 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 previous Commission actions in the area and the 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
5-24-0166-W

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024**, 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,

Kate Huckelbridge, PhD
Executive Director

Janet Torres, PhD
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 30, 2024

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: 5-24-0263-W**Applicant:** Kevin Yu**Location:** 216 Via Socorro, San Clemente, Orange County (APN: 691-425-09)**Proposed Development:** Construct a new detached 2-story, 797 sq. ft. accessory dwelling unit (ADU) in the rear yard of an 15,159 sq. ft. lot developed with a 4,598 sq. ft. single family residence. The existing 2-car garage will be retained.

Rationale: The project site is located on a developed lot 0.35 mile inland of the ocean, in an urbanized residential neighborhood. The lot is designated Residential Medium Low (RML) by the City's certified Land Use Plan and the proposed project conforms to the permitted use and development standards for the RML zone. The proposed development was approved in concept by the City's Planning Division on March 6, 2024. The project does not propose any changes to the existing single-family residence or the 2-car garage and the existing driveway can provide 2 additional unenclosed parking spaces. Therefore, the project would not adversely impact public access in the area. The proposed development is set back 50 feet from the edge of the wetlands, consistent with the buffer requirement under CDP No. 5-06-166 which permitted subdivision of the area for residential development. Construction staging will take place in the side yard setback area, further away from the buffer area. Therefore, there is no potential impact to biological resources. 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.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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.

Coastal Development Permit De Minimis Waiver
5-24-0263-W

Dr. Kate Huckelbridge
Executive Director

Vince Lee
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
WWW.COASTAL.CA.GOV



May 29, 2024

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: 5-24-0371-W

Applicant: City of San Clemente

Location: North Beach, San Clemente, Orange County (APNs: 058-240-02, 058-240-18, 058-240-19, 058-240-20, 058-240-21, 058-240-22)

Proposed Development: Transport of a maximum of 50,000 cubic yards of beach compatible sand from the Santa Ana River (outside the coastal zone) and placement on North Beach in the City of San Clemente along a 1,500 linear foot long, 70-foot-wide sand berm on the upper/back beach above the mean high water line. The project follows borrow site sand screening and testing requirements of the County of Orange Sand Compatibility and Use Guidelines (SCUG) and receiver site pre-and post-project monitoring including beach profile, water quality, biological (grunion and avian), surfing and beach use per previously approved City of San Clemente Sand Compatibility and Opportunistic Use Program (SCOUP) requirements.

Rationale: The subject site is the San Clemente North Beach City Beach. The proposed project consists of transport of a maximum of 50,000 cu. yds. of beach compatible sand from a section of the Santa Ana River south of the 405 freeway and outside of the coastal zone and placement on North Beach with no on-site stockpile. The proposed sand placement event will take place from mid-June through September, 10-16 truckloads per day, Monday-Thursday, no work on holidays. As proposed, the project meets all the procedures and requirements of a previous SCOUP for North Beach as previously approved by the Commission under CDP 5-02-142, including but not limited to the receiver site, haul routes, sand compatibility screening (grain size and chemistry), staging, storing, biological monitoring, beach monitoring, and assumption of risks. This proposed 50,000 cu. yds. sand placement event would be the maximum sand placement allowed on the North Reach area within a one-year period. The southern reach of North Beach City Beach will remain open during the sand placement

Coastal Development Permit De Minimis Waiver
5-24-0371-W

event along the beach's north reach. Adequate measures to address public access and water quality have been incorporated into the project implementation. 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.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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,

Kate Huckelbridge, PhD
Executive Director

Liliana Roman
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
WWW.COASTAL.CA.GOV



May 23, 2024

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: 5-24-0384-W

Applicant: OC Parks

Location: 35005 Beach Road, Dana Point, Orange County (APNs: 123-060-09, 123-060-10, 123-060-14, 123-060-15)

Proposed Development: Consolidated CDP between OC Parks and the City of Dana Point for the transport of 20,000 cubic yards of beach compatible sand from the Santa Ana River (south of the 405 freeway and outside the coastal zone) and placement along the north reach of Capistrano Beach County Park. The majority of sand placement to occur above the mean high tide line with limited placement below the mean high tide. The project follows procedures and requirements of the Sand Compatibility and Use Guidelines (SCUG) specific for Capistrano Beach County Park.

Rationale: The subject site is the north reach of the Capistrano Beach County Park (north of main entrance). The proposed project consists of transport of 20,000 cu. yds. of beach compatible sand from a section of the Santa Ana River south of the 405 freeway and outside of the coastal zone and placement on the beach along the North Reach section of Capistrano Beach with no on-site stockpile. The proposed sand placement event will take place from mid-June through early August (8-11 work weeks), 10-trucks per day, 360-520 cu. yds. per day. As proposed, the project meets all the procedures and requirements of the SCUG for Capistrano Beach as previously approved by the Commission under CDP 5-19-0345-A2, such as receiver site, haul routes, sand compatibility screening (grain size and chemistry), staging, storing, biological monitoring, and assumption of risks. This proposed 20,000 cu. yds. sand placement event would be the maximum sand placement allowed on the North Reach area within a one-year period. Placement of sand during the summer may be permitted if the opportunity for beach compatible sand arises during the peak recreation season. The southern reach of Capistrano Beach will remain open during the sand placement

Coastal Development Permit De Minimis Waiver
5-24-0384-W

event along the beach's north reach. A grunion monitoring and avoidance plan and a nesting bird monitoring plan are proposed. Adequate measures to address public access and water quality have been incorporated into the project implementation. 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.

This waiver will not become effective until reported to the Commission at its **June 12-14, 2024** 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,

Kate Huckelbridge, PhD
Executive Director

Liliana Roman
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



May 31, 2024

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

Notice is hereby given that SHC, Laguna Niguel I, LCC has applied for a one year extension of 5-82-291-A5 granted by the California Coastal Commission on May 13, 2015. This is the eighth extension request.

for: Remodel and expansion of the existing Ritz Carlton Laguna Niguel hotel by adding a 36,071 square foot meeting and event space; relocating a segment of the existing public access walkway to the bluff and beach; landscape and hardscape work and installing water quality management devices.

at: Ritz-Carlton Resort Hotel, 1 Ritz Carlton Drive, City of Dana Point (Orange County) (APN: 672-171-03)

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

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
WWW.COASTAL.CA.GOV



May 14, 2024

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

Notice is hereby given that Troy & Desiree Tanner have applied for a second one-year extension (5-20-0476-E2) 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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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.

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
WWW.COASTAL.CA.GOV



May 29, 2024

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

Notice is hereby given that Vision Development LLC has applied for a second one-year extension of 5-20-0630 granted by the California Coastal Commission on June 9, 2021;

for: Construction of a new three-story, 35-ft. high, mixed use building consisting of a 4,720 sq. ft. restaurant and a 1,716 sq. ft. townhome with twelve parking spaces for the restaurant and two parking spaces for the townhome on a vacant lot. The project also includes an after-the-fact permit request for demolition of the pre-existing commercial building on the site and grading of the lot.

at: 16655 Pacific Coast Hwy, Sunset Beach, Orange County. (APN: 178-523-09)

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. This determination shall be reported to the Commission. The permit expiration date shall be extended for one year from the date the permit would otherwise have expired if "(1) no written objection to the executive director's determination is received within 10 working days after mailing notice, and (2) three [or more] commissioners do not object to the executive director's determination." If an objection is received, the executive director shall review such objection to determine whether the objection identifies a changed circumstance that may affect the development's consistency with the Coastal Act. If the executive director concludes that no such circumstance is identified, the determination and conclusion shall be reported to the Commission along with copies of such objections. If three or more Commissioners do not object to the determination, the time for commencement of development shall be extended for one year from the expiration date of the permit.

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.

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
VOICE (562) 590-5071
WWW.COASTAL.CA.GOV



May 23, 2024

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT
Coastal Development Permit Amendment No. **5-22-0602-A1**

To: All Interested Parties

From: Kate Huckelbridge, PhD, Executive Director

Subject: Amendment to Permit No. **5-22-0602** granted to **Andrew Gabriel** for:
Removal of an existing 1,306 sq. ft. floating dock, gangway, and pier platform with 13 square 14-inch wide piles, and construction of a new 970 sq. ft. floating dock, gangway, and pier platform with six 14-inch wide square piles in new locations.

Project Site: 941 Via Lido Nord, Newport Beach, Orange County (APN: 423-281-11)

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):

Implementation of a mitigation plan for direct shading of 86 sq. ft. of eelgrass beds, consistent with a previously imposed special condition. No additional changes to the project originally approved under CDP 5-22-0602 are proposed.

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, 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

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

Notice of Proposed Immaterial Permit Amendment 5-22-0602-A1

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 eelgrass survey originally submitted by the applicant was conducted on March 24, 2022 and found 16 sq. ft. of existing eelgrass beds onsite; no direct shading resulted from the proposed dock system. However, new eelgrass beds have vegetated the site in the two years since the original and latest surveys. The applicant's pre-construction eelgrass survey was conducted on March 20, 2024, consistent with Special Condition 2A of the underlying permit. The new survey found 357 sq. ft. of eelgrass beds onsite and 83 sq. ft. of direct eelgrass shading resulting from the proposed dock system. Consistent with the requirements of Special Condition 2A, the applicant has submitted an eelgrass mitigation plan to transplant the 83 sq. ft. shaded area and additional shoots from an adjacent harvest eelgrass bed. The mitigation plan proposes an initial 1.59:1 mitigation-impact ratio and a 1.38:1 final ratio, consistent with the "California Eelgrass Mitigation Policy" adopted by the National Marine Fisheries Service. The applicant's consultant, CPS Consulting, will monitor the transplant during active growth periods and submit annual monitoring reports to the Executive Director for a period of five years or until the 1.38:1 final mitigation ratio has been achieved. No amendment to the special conditions or previously-approved dock system are proposed.

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 Chloe Seifert at the phone number provided above.

Chloe Seifert
Coastal Program Analyst