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ELECTRONICALLY FILED
Superior Court of California,
County of Orange

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Clerk of the Superior Court
By Isia Vazquez, Deputy Clerk

**SUPERIOR COURT FOR THE STATE OF CALIFORNIA
FOR THE COUNTY OF ORANGE**

Judge Walter Schwarm

Case No.: 30-2018-00994285-CU-WM-CJC

COASTAL RIGHTS COALITION,
Petitioner and Plaintiff,

vs.

CALIFORNIA COASTAL COMMISSION,
Respondent and Defendant.

**VERIFIED PETITION FOR WRIT
OF MANDATE; COMPLAINT
FOR DECLARATORY RELIEF**

[Code Civ. Proc. §§ 1060, 1085];
Gov't Code § 11340, et seq. (APA)]

INTRODUCTION

1. Petitioner and Plaintiff Coastal Rights Coalition (CRC) brings this action for traditional writ of mandate and declaratory relief to challenge a California Coastal Commission (Commission) policy that forces coastal homeowners to forever waive their right to build a seawall, or other shoreline protective device, as a condition of getting a development permit to build or significantly repair or remodel an oceanfront home.

2. This "Waiver Rule" is an illegal, underground regulation because the Commission has not subjected it to the rulemaking requirements of the California Administrative Procedure Act (APA) and the rule does not fall into any of the APA's exceptions. The policy requires applicants for coastal development permits to build or remodel oceanfront homes and other residential structures to forfeit the right to ever build a shoreline protective device (such as a seawall, rock revetment, or bluff stabilization device) to protect that development. *See, e.g.*, Exhibit 1 at 2 (a

1 true and correct copy of California Coastal Commission Staff Report for Application No. 5-13-
2 0710 (Shay Properties, LLC, Hermosa Beach), approved Apr. 2014). The policy has been applied
3 at least 139 times since 2010 and has been articulated as a consistent rule in dozens of Commission
4 staff reports, as well as formal guidance documents. Accordingly, the Waiver Rule is an
5 underground regulation. The CRC seeks a declaration that the rule is illegal under the APA, Gov't
6 Code § 11340.5(a), and asks for a writ of mandamus compelling the agency to follow the rule-
7 making requirements of the APA before continuing to enforce the rule.

8 **PARTIES**

9 3. The CRC is a nonprofit 501(c)(4) entity based in San Clemente, California,
10 organized and managed by volunteers. CRC promotes the even-handed enforcement of coastal
11 regulations for the benefit of coastal property owners, advocating in the community and in the
12 legislature for a fair implementation of the state's mandate to protect both private property rights
13 and the public access to coastal resources. More than 4,900 homeowners, individually or
14 represented by community homeowner's associations, have joined CRC. CRC's supporters reside
15 within coastal counties stretching along nearly the entire state. Many of the homeowners
16 represented by CRC may one day lose their homes to coastal erosion if the Commission's waiver
17 policy is not set aside.

18 4. Under the Commission's Waiver Rule, CRC supporters and their families will be
19 unable to significantly remodel or otherwise build on their property unless they forfeit their
20 constitutional and statutory rights to defend that property against natural hazards in the future. The
21 policy has stopped and will continue to stop many property owners, including CRC supporters and
22 their families, from making improvements to their coastal property. While lawsuits by individual
23 homeowners, including those aligned with the CRC, have successfully forced the Commission to
24 strike the condition from a few coastal development permits in recent years, such piecemeal
25 litigation wastes judicial resources as well as the resources of the Commission and CRC
26 supporters.

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5. Thus, the supporters of the CRC and coastal homeowners throughout the state are beneficially interested in the Commission's unlawful implementation of the Waiver Rule. The CRC is well positioned to represent the interests of these homeowners, in light of the organization's mission and public education and legislative activities. The CRC is equally suited to represent the public's interest in ensuring the lawful administration of the Commission's duties. The direct participation of individual CRC supporters is unnecessary for this case because all interested parties are injured in the same way and the equitable relief sought does not turn on injuries specific to any of CRC's individual supporters.

6. The Commission is the state administrative body authorized to enforce the California Coastal Act, Pub. Res. Code § 30000, *et seq.* The Coastal Act requires that the Commission act in a lawful manner and consistently with the constitutional rights of private property owners. Pub. Res. Code §§ 30001.5(c).

JURISDICTION AND VENUE

7. This Court has jurisdiction over this petition for writ of mandate and complaint for declaratory relief pursuant to Sections 1060 and 1085 of the Code of Civil Procedure and Section 11350 of the Government Code (APA).

8. Venue is proper in this Court pursuant to Code of Civil Procedure Sections 396(a) and 410.10; the underground regulation challenged herein has been and continues to be applied in Orange County; also, the Commission operates and holds regular public meetings in this judicial district.

9. On November 21, 2017, CRC submitted a petition to the Office of Administrative Law (OAL) seeking its review of the underground regulation challenged here. On January 18, 2018, the OAL notified CRC that it had declined to accept the petition, without reviewing its merits, indicating that its decision did not restrict CRC's right to pursue the matter in court. A true and correct copy of that notice is attached hereto as Exhibit 2. The only means by which review of the Commission's actions may be had is through writ of mandate, declaratory judgment, or other equitable relief. This action is, therefore, appropriate and required because no other plain speedy, and adequate remedy is available in the normal course of law. *See* Cal. Civ. Proc. Code § 1086.

FACTUAL ALLEGATIONS

The Commission's Waiver Rule

10. The Coastal Act generally requires a coastal development permit for development occurring within the state's coastal zone. The Commission is the agency charged with enforcing the Coastal Act's permitting jurisdiction.

11. Since at least September 2010, the Commission has required coastal development permit applicants for new oceanfront residential development to forfeit the right to build a shoreline protective device protecting approved development. The Coastal Commission imposes this waiver of rights as a permit condition and requires the waiver to be recorded as deed restriction on the property.

12. The waiver condition is drafted with variations in its language as applied to individual permits, but a typical condition reads:

2. No Future Shoreline Protective Device

- a) By acceptance of this permit, the applicant and landowner agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-0710 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicant and landowner hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.

See Exhibit 1 at 3 (Shay staff report).

13. The Commission does not apply the waiver condition to other tidal waterways like bays and channels, or to inland properties; it applies the rule to beachfront or oceanfront bluff-top residential properties. It also does not appear to apply the rule to permits along Mission Beach in San Diego County because the rule is irrelevant in that location: homes built on Mission Beach are
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1 separated from the beach by a public boardwalk which is itself protected by a cement wall,
2 obviating the need for individual homeowners to pursue redundant shoreline protection.

3 14. The rule also only applies to “new” development. On information and belief, CRC
4 alleges that the Commission interprets “new” development to include repairs and replacement of
5 more than 50% of a residential structure during the life of that structure or when it deems
6 improvements to create an increased risk of shoreline erosion. When a remodel is minor and does
7 not encroach seaward, it does not constitute new development and thus is not covered by the
8 challenged underground rule.

9 15. CRC’s research of documents procured through the Commission’s website and
10 Public Records Act requests indicate that, between September 2010 and April 2018, the
11 Commission issued 160 coastal development permits for residential construction on oceanfront
12 (beachfront or bluff-top) parcels. A summary of these permits is attached as Exhibit 3. Of these,
13 139 permits include a condition requiring that the applicant give up all rights to build any future
14 shoreline protective device. On information and belief, the permits that do not contain the waiver
15 condition were on Mission Beach (where application of the rule would be irrelevant), were not for
16 projects significant enough to constitute “new” development, or had the waiver removed as a result
17 of litigation. Exhibit 4 attached hereto lists and categorizes all 160 permit decisions.

18 16. The Commission’s permitting practice establishes a clear and consistent application
19 of the Waiver Rule dating back at least eight years, if not longer. *See* Cal. Coastal Comm’n, Sea
20 Level Rise Policy Guidance 166 (2015) (The Commission has “over the last 15-20 years, generally
21 required that applicants proposing new development in hazardous shoreline locations waive any
22 rights under Section 30235 (or related LCP policies) to build shoreline protection for the proposed
23 new development.”); Jesse Reiblich & Eric H. Hartge, *The Forty-Year-Old Statute: Unintended*
24 *Consequences of the Coastal Act and How They Might Be Addressed*, 36 Stan. Envtl. L.J. 63, 70
25 (2016) (“Over the last several years the Commission has sought to avoid situations that undermine
26 the Act’s purpose by requiring ‘no future armoring’ conditions in permits it issues.”); Meg
27 Caldwell & Craig Holt Segall, *No Day at the Beach: Sea Level Rise, Ecosystem Loss, and Public*
28 *Access Along the California Coast*, 34 Ecology L. Q. 533, 564 (2007) (“The Commission has

attempted to avoid this possibility by placing ‘no future armoring’ conditions in all recent permits.”) Todd T. Cardiff, *Conflict in the California Coastal Act: Sand and Seawalls*, 38 Cal. W. L. Rev. 255, 278 (2001) (observing that the “current policy of the Coastal Commission” is to condition permits for houses on coastal bluffs on “a promise not to build shoreline protection in the future”).

The Waiver Rule Is an Underground Regulation

17. The APA precludes the enforcement of any agency “regulation” that has not been subjected to the APA’s rulemaking procedures and that is not otherwise exempt from those procedures. Gov’t Code § 11340.5(a). The Act defines “regulation” very broadly to encompass any rule or standard of general application that interprets the law or makes it specific. *See* Gov’t Code § 11342.600; Cal. Code Regs. tit. 1, § 250.

18. A rule constitutes a regulation when (1) the agency intends to apply the rule generally and (2) the rule interprets a law that the agency administers. *Tidewater Marine Western, Inc. v. Bradshaw*, 14 Cal. 4th 557, 571 (1996). The Commission’s Waiver Rule bears both characteristics of a regulation.

a. First, the Commission intends the rule to be applied generally to new oceanfront residential development, and the Commission has consistently applied it to permit applications for such development over the last eight years. The rule’s application does not depend on a case-specific exercise of discretion, nor has it changed in response to several adjudications voiding waiver conditions in particular cases.

b. Second, the Commission’s rule implements the Coastal Act, the law which the Commission is charged to administer. Specifically, the rule represents the Commission’s interpretation of Section 30253(b) of the Coastal Act, Pub. Res. Code § 30253(b), which governs permitting decisions for new development that may require a protective device. Accordingly, the Commission’s policy constitutes a “regulation” under the APA.

19. The APA provides a list of exceptions from rulemaking requirements, Gov’t Code § 11340.9, but none apply to the Commission’s waiver rule.

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1 20. The waiver rule is not the only legally tenable interpretation of the Coastal Act. *Cf.*
2 Gov't Code § 11340.9(f).

3 a. The waiver rule represents the Commission's interpretation of Section 30253(b) of
4 the Public Resources Code, which directs that new development shall not "in any way require the
5 construction of protective devices that would substantially alter natural landforms along bluffs and
6 cliffs."

7 b. By its plain text, Section 30253(b) does not forbid all protective devices, but rather
8 only those devices that substantially alter bluffs and cliffs. Nor does the provision necessarily mean
9 that a new structure can never require a protective device in the future if unanticipated erosion or
10 other events give rise to a need for shoreline protection.

11 c. In contrast, the Commission's waiver rule requires permit applicants to
12 preemptively give up the right to build any protective device, whether along the beach or along
13 the bluffs, whatever its alleged impact on the natural environment and even where no finding exists
14 of any actual impact at all.

15 21. The APA provides several other exceptions to its rulemaking requirements, *see*
16 Gov't Code § 11340.9(a)-(e), (g)-(i), but none apply to the Commission's waiver rule. The rule is
17 not established by either the judicial or legislative branch of state government (§11340.9(a)); it is
18 not a legal ruling issued by the Franchise Tax Board (§11340.9(b)); it is not a form prescribed by
19 a state agency (§11340.9(c)); it is not a regulation that relates only to the internal management of
20 the Commission (§11340.9(d)); it is not a regulation establishing criteria or guidelines for staff
21 performing an audit, investigation, examination, or inspection, settling a commercial dispute,
22 negotiating a commercial arrangement, or in the defense, prosecution, or settlement of a case
23 (§11340.9(e)); it is not a regulation that establishes or fixes rates, prices, or tariffs (§11340.9(g));
24 it is not a regulation that relates to the use of public works or traffic control devices (§11340.9(h));
25 and it is not a regulation directed to a specifically named person (§11340.9(i)).

26 22. The Commission's compliance with the APA is an important right affecting the
27 public interest. *See Tidewater*, 14 Cal. 4th at 569 ("[P]ublic participation in the regulatory process
28 directs the attention of agency policymakers to the public they serve, thus providing some security

1 against bureaucratic tyranny.”). The Waiver Rule affects a large class of persons, many of whom
2 do not have pecuniary interests in challenging the rule sufficient to justify the financial burdens of
3 litigation, which fact warrants the prosecution of this action in the public interest. The Coastal Act
4 requires the Commission to follow the APA when enacting regulations. *See* Pub. Res. Code §
5 30333(b). A judicial determination of the validity of the Waiver Rule, and the enforcement of the
6 APA in the implementation of the Coastal Act, will confer a significant benefit on the general
7 public and a large class of coastal property owners.

8 **FIRST CAUSE OF ACTION**
9 **[CCP § 1060, Declaratory Relief]**
10 **(Violation of APA, Gov’t Code 11340, *et seq.*:**
11 **Illegal Underground Regulation)**

12 23. The CRC incorporates by reference and realleges each and every allegation in this
13 Complaint and Petition as if fully set forth herein.

14 24. The Commission’s Waiver Rule is a regulation subject to the requirements of the
15 APA.

16 25. The APA provides that any interested person may obtain a declaration as to the
17 validity of any regulation through an action for declaratory relief. Gov’t Code § 11350(a).

18 26. The Waiver Rule enjoys none of the APA’s exceptions from the APA’s rulemaking
19 requirements.

20 27. The Waiver Rule was adopted without notice and comment and is therefore
21 contrary to the rulemaking requirements of the APA.

22 28. Moreover, the APA requires that every regulation be “necessary” to effectuate the
23 purpose of the statute that the regulation implements, and be supported by “authority,” i.e., a
24 provision of law which permits or obligates the agency to adopt the regulation. *See id.* §§ 11349(a)-
25 (b), 11349.1(a)(1)-(2). The Waiver Rule is neither necessary nor authorized by the Commission’s
26 purported justification for the policy, Coastal Act Section 30253.

27 29. The CRC is an interested person and its supporters and other coastal homeowners
28 are beneficially interested in the requested relief; similarly, CRC is an interested person for the

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1 reason that it and its beneficially interested supporters have standing to challenge the
2 Commission's failure to follow the law.

3 30. By adopting and enforcing the Waiver Rule, the Commission is acting in violation
4 of the law and in excess of its authority.

5 31. The Commission's enforcement of the Waiver Rule is invalid because it was not
6 adopted in compliance with the APA.

7 32. An actual and judiciable controversy exists between the parties concerning the
8 legality of the Waiver Rule. The CRC contends that the Waiver Rule violates the law because it
9 was not subjected to the rulemaking requirements. The Commission has refused to acknowledge
10 that it is required to put its Waiver Rule through the rulemaking process and continues to apply
11 and enforce the rule. CRC members and other coastal homeowners continue to be harmed by the
12 implementation of the Waiver Rule. A judicial declaration of the parties' rights and duties with
13 respect to the Waiver Rule is therefore necessary and appropriate at this time. *See* Code Civ. Proc.
14 § 1060.

15 **SECOND CAUSE OF ACTION**
16 **[Writ of Traditional Mandate under CCP § 1085]**
17 **(Violation of APA, Gov't Code 11340 *et seq.*:
Illegal Underground Regulation)**

18 33. All of the allegations set forth by the preceding paragraphs are realleged and
19 incorporated as if set forth fully herein.

20 34. The Commission's adoption of a regulation, implementing the Waiver Rule, is a
21 quasi-legislative action.

22 35. By imposing the Waiver Rule, without subjecting the Rule to the requirements of
23 the APA, the Commission has failed to act in the manner required by law, acted in excess of its
24 authority, and in violation of the law.


25 36. The Commission has a mandatory and ministerial duty to conform its actions to the
26 standards and requirements of the law.

27 37. CRC represents the beneficial interests of coastal homeowners and the public and
28 is entitled to a writ of mandate compelling the Commission to perform its duties according to law.

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- A. For issuance of a writ of mandate directing and commanding the Commission to date, set aside, and not enforce the Waiver Rule, as described above;
- B. For a declaration that the Commission's Waiver Policy constitutes an underground in violation of the APA, and is therefore invalid;
- C. For the Court to retain jurisdiction over this matter until such time as the Court has determined that the Commission has fully complied with its Orders or a Writ;
- D. For an award of attorneys' fees pursuant to Code of Civil Procedure § 1021.5 and
- E. For any other relief that the Court determines to be warranted.

Respectfully submitted,

By 

Lawrence G. Salzman
Attorney for Petitioner/Plaintiff
COASTAL RIGHTS COALITION

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VERIFICATION

I, Eric Anderson, declare as follows:

I am the President of the Board of Directors of the Coastal Rights Coalition, authorized to act in this matter on its behalf.

I have read the foregoing **VERIFIED PETITION FOR WRIT OF MANDATE AND COMPLAINT FOR DECLARATORY RELIEF** and, except for matters stated on information and belief, the facts stated therein are true on my own knowledge. As to those matters stated on information and belief, I believe them to be true.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this verification was executed on this 18th day of May, 2018, at San Clemente, California.


ERIC ANDERSON

1 **CERTIFICATE OF SERVICE**

2 I, BARBARA A. SIEBERT, declare as follows:

3 I am a resident of the State of California, residing or employed in Sacramento, California.
4 I am over the age of 18 years and am not a party to the above-entitled action. My business address
5 is 930 G Street, Sacramento, California 95814.

6 On May 22, 2018, a true and correct copy of **VERIFIED PETITION FOR WRIT OF**
7 **MANDATE AND COMPLAINT FOR DECLARATORY RELIEF** was placed in an
8 envelope addressed to:

9 California Coastal Commission
10 45 Fremont Street, Suite 2000
11 San Francisco, CA 94105-2219
Attn: Executive Director

12 which envelope, with postage thereon fully prepaid, was then sealed and delivered to FedEx in
13 Sacramento, California.

14 I declare under penalty of perjury that the foregoing is true and correct and that this
15 declaration was executed the 22nd day of May, 2018, at Sacramento, California.

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19 BARBARA A. SIEBERT
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EXHIBIT 1

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



F10a

Filed:	12/18/2013
180th Day:	06/16/2014
Staff:	MStone-LB
Staff Report:	03/20/2014
Hearing Date:	04/11/2014

STAFF REPORT: CONSENT CALENDAR

Application No.:	5-13-0710
Applicant:	Shay Properties, LLC (Monica Masuda)
Agent:	Jeffrey A. Dahl
Location:	218 The Strand, Hermosa Beach, Los Angeles County (APN 4188-007-003)
Project Description:	Demolition of an existing two-story, single-family, beachfront home with attached two-car garage. Construct a three-story, 30-foot high, single-family residence with 4,960 square feet of living space; fully finished basement; attached two-car garage; one on-site guest parking space; and a 390 square foot roof deck. Grading consists of 680 cubic yards of cut.
Staff Recommendation:	Approval with conditions

I. MOTION AND RESOLUTION

Motion:

*I move that the Commission **approve** the coastal development permit applications included on the consent calendar in accordance with the staff recommendations.*

Staff recommends a **YES** vote. Passage of this motion will result in approval of all of the permits included on the consent calendar. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution:

The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. STANDARD CONDITIONS:

This permit is granted subject to the following standard conditions:

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

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS:

This permit is granted subject to the following special conditions:

1. **Assumption of Risk, Waiver of Liability and Indemnity.** By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards from waves, erosion, storm conditions, liquefaction, flooding, and sea level rise; (ii) to assume the risks to the applicant and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; and (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards.
2. **No Future Shoreline Protective Device**
 - a) By acceptance of this permit, the applicant and landowner agrees, on behalf of himself and all other successors and assigns, that no shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. 5-13-0710 including, but not limited to, the residence, garage, foundations, and patio, and any future improvements, in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. By acceptance of this permit, the applicant and landowner hereby waives, on behalf of himself and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235.
 - b) By acceptance of this permit, the applicant and landowner further agree, on behalf of himself and all successors and assigns, that the landowner(s) shall remove the development authorized by this permit, including the residence, garage, foundations, and patio, if any government agency has ordered that the structure is not to be occupied due to any of the hazards identified above. In the event that portions of the development fall to the beach before they are removed, the landowner(s) shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require a coastal development permit.
3. **Future Development.** This permit is only for the development described in Coastal Development Permit No. 5-13-0710. Pursuant to Title 14 California Code of Regulations

Section 13250(b)(6), the exemptions otherwise provided in Public Resources Code Section 30610(a) shall not apply to the development governed by Coastal Development Permit No. 5-13-0710. Accordingly, any future improvements to the single-family house authorized by this permit, including but not limited to, repair and maintenance identified as requiring a permit in Public Resources Section 30610(d) and Title 14 California Code of Regulations Sections 13252(a)-(b), shall require an amendment to Permit No. 5-13-0710 from the Commission or shall require an additional coastal development permit from the Commission or from the applicable certified local government.

4. **Recommendations of the Geotechnical Report.** All final design and construction plans shall be consistent with all recommendations contained in the Soils Investigation of the Proposed New Residence at 218 The Strand, Hermosa Beach, California dated September 23, 2013, prepared by NorCal Engineering of Los Alamitos, California. Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
5. **Dewatering of Groundwater.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall provide, for the review and approval by the Executive Director, a written agreement providing that any required dewatering of the site due to groundwater intrusion, or percolating surface water, during construction or post-construction will require filters to be installed on all dewatering pumps and sump pumps. Such dewatering shall comply with the State of California Regional Water Quality Control Board or the Sanitary District discharge requirements.
6. **Conformance with the submitted drainage and run-off control plan.** The applicant shall conform to the submitted Drainage Plan showing runoff from all impervious areas directed toward planters and a trench drain at the front of the house (alley side). Any proposed changes to the approved plan shall be reported to the Executive Director. No changes to the approved plan shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.
7. **Drought Tolerant Landscaping, Non Invasive Plants.** Vegetated landscaped areas shall only consist of native plants or non-native drought tolerant plants, which are non-invasive. No plant species listed as problematic and/or invasive by the California Native Plant Society (<http://www.CNPS.org/>), the California Invasive Plant Council (formerly the California Exotic Pest Plant Council) (<http://www.cal-ipc.org/>), or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property. All plants shall primarily be low or very low water plants as identified by California Department of Water Resources for South Coastal Region 3. (See: <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>).

8. Bird Strike Prevention

- a) Ocean front deck railing systems, fences, screen walls and gates subject to this permit shall use materials designed to minimize bird-strikes with the deck railing, fence, or gate. Such materials may consist, all or in part, of wood; wrought iron; frosted or partially-frosted glass, Plexiglas or other visually permeable barriers that are designed to prevent creation of a bird strike hazard. Clear glass or Plexiglas shall not be installed unless appliques (e.g. stickers/decals) designed to reduce bird-strikes by reducing reflectivity and transparency are also used. Any appliques used shall be installed to provide coverage consistent with manufacturer specifications (e.g. one applique for every 3 foot by 3 foot area) and the recommendations of the Executive Director. Use of opaque or partially opaque materials is preferred to clean glass or Plexiglas and appliques. All materials and appliques shall be maintained throughout the life of the development to ensure continued effectiveness at addressing bird strikes and shall be maintained at a minimum in accordance with manufacturer specifications and as recommended by the Executive Director. **PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT**, the permittee shall submit final revised plans showing the location, design, height and materials of fences, screen walls and gates for the review and approval of the Executive Director. Said plans shall reflect the requirements of this special condition.
- b) The permittee shall undertake development in accordance with the approval final plans. Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without a Commission amendment to this coastal development permit unless the Executive Director determines that no amendment is legally required.

9. Storage of Construction Materials, Mechanized Equipment and Removal of Construction Debris

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

- a) No demolition or construction materials, debris, or waste shall be placed or stored where it may enter sensitive habitat, receiving waters or a storm drain, or be subject to wave, wind, rain, or tidal erosion and dispersion.
- b) No demolition or construction equipment, materials, or activity shall be placed in or occur in any location that would result in impacts to environmentally sensitive habitat areas, streams, wetlands or their buffers.
- c) Any and all debris resulting from demolition or construction activities shall be removed from the project site within 24 hours of completion of the project.
- d) Demolition or construction debris and sediment shall be removed from work areas each day that demolition or construction occurs to prevent the accumulation of sediment and other debris that may be discharged into coastal waters.
- e) All trash and debris shall be disposed in the proper trash and recycling receptacles at the end of every construction day.
- f) The applicant shall provide adequate disposal facilities for solid waste, including excess concrete, produced during demolition or construction.

- g) Debris shall be disposed of at a legal disposal site or recycled at a recycling facility. If the disposal site is located in the coastal zone, a coastal development permit or an amendment to this permit shall be required before disposal can take place unless the Executive Director determines that no amendment or new permit is legally required.
- h) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil.
- i) Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. Thinners or solvents shall not be discharged into sanitary or storm sewer systems.
- j) The discharge of any hazardous materials into any receiving waters shall be prohibited.
- k) During construction of the proposed project, no runoff, site drainage or dewatering shall be directed from the site into any street or drainage unless specifically authorized by the California Regional Water Quality Control Board.
- l) Spill prevention and control measures shall be implemented to ensure the proper handling and storage of petroleum products and other construction materials. Measures shall include a designated fueling and vehicle maintenance area with appropriate berms and protection to prevent any spillage of gasoline or related petroleum products or contact with runoff. The area shall be located as far away from the receiving waters and storm drain inlets as possible.
- m) Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) designed to prevent spillage and/or runoff of demolition or construction-related materials, and to contain sediment or contaminants associated with demolition or construction activity, shall be implemented prior to the on-set of such activity.
- n) All BMPs shall be maintained in a functional condition throughout the duration of construction activity.

10. **Deviation from Approved Encroachments.** The patio is the only development allowed by this Coastal Development Permit (5-13-0710) in the City of Hermosa Beach Encroachment Area that extends approximately 6 feet into the public right-of-way from the beachfront property line at 218 The Strand. Any development in the Oceanfront public right-of-way, including additional improvements, repairs, and maintenance, cannot occur without an amendment to this coastal development permit or a new coastal development permit from the Coastal Commission, unless the Executive Director determines through written confirmation that no amendment or new permit is legally required.

PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit evidence, for the review and approval of the Executive Director that the applicant has made the initial payment to the City's public access impact mitigation program (i.e. annual payment to City for encroachment.) The applicant and all other successors and assigns must remain enrolled in the City's public access impact mitigation program (i.e. annual payment to City for encroachment) and make the recurring annual payment so long as the encroachment remains in place.

11. **City's Right to Revoke Encroachment Permit.** Approval of this coastal development permit shall not restrict the City's right and ability to revoke, without cause, the approved

City encroachment permit in order to construct public access and recreation improvements within the public right-of-way.

12. **Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit to the Executive Director for review and approval documentation demonstrating that the landowner(s) have executed and recorded against the parcel 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.

IV. FINDINGS AND DECLARATIONS:

A. PROJECT LOCATION AND DESCRIPTION

The subject site is a residential lot located at 218 The Strand (APN: 4188-007-003) in the City of Hermosa Beach, Los Angeles County. The site is a relatively level beachfront lot located within a developed urban residential area approximately one-half mile south of the Hermosa Beach Pier, between the first public road and the sea. The lot size is approximately 2,379 square feet on the inland side of The Strand – an improved public right-of-way that separates the residential development from the public beach. The Strand is used by both residents and visitors for recreational purposes such as walking, jogging, biking, etc., as well as for access to the shoreline. The Strand extends for approximately 4 miles, from 45th Street (the border between El Segundo and Manhattan Beach) to Herdondo Street (the border between Hermosa Beach and Redondo Beach). Vertical public access to the beach is available via the public right-of-way at the western end of 2nd Street, located approximately 200 feet south of the site.

The applicant is proposing to demolish an existing two-story, single-family residence on the site, and construct a three-story, approximately 30-foot high, single-family residence with 4,960 square feet of living space; 350 square foot two-car garage; 1,464 square foot basement; and a 390 square foot roof deck. The total structure will be 5,490 square feet. The site is located in a Multiple Family Residential (R-3) zone, and the proposed single-family residence adheres to this designation. The deck railing system will either be etched or will consist of Ornilux Bird Protection Glass, which will help reduce the potential for bird strikes. Minimal landscaping is proposed utilizing native or non-native drought tolerant plants. Grading consists of 680 cubic yards of cut, which will be exported to a commercial dump site located outside of the Coastal Zone.

According to the Coastal Hazard and Wave Runup Study dated February 20, 2014 prepared by Global Geo-Engineering, Inc. of Irvine, CA for this property, there is a wide sandy beach, approximately 400 feet wide, between the subject property and the Pacific Ocean. And due to its oceanfront location, the project site may be exposed to the hazard of wave run-up during a severe storm event.

The project site has existing development that currently encroaches into the public right-of-way at the rear (beach front) of the property. The area of the patio encroachment is currently privately developed and used in tandem with the existing patio on the project site. The encroachment area is under a separate permit and is subject to review, approval, and revocation by the City of Hermosa Beach Public Works Department. The proposed project and encroachment, however, is consistent with previously issued permits in the area. The proposed paved patio area on the project site encroaches approximately 6 feet into the public right-of-way. The applicants are proposing to add new pavers to the patio, as well as a new planter and 30" wall in the encroachment area.

The project includes a drainage system to manage and increase on-site percolation of runoff, including gutters and downspouts, which are directed to onsite planters and permeable pavers. Approximately 650 square feet of the roof area will direct runoff to two planter boxes, totaling 85 square feet. And approximately 1150 square feet of roof runoff is directed to 300 square feet of permeable paver. In addition, the proposed project includes catch basins, sump pumps, and a trench drain that is located on the alley side of the property. All surface water runoff is directed away from the ocean and to the alley side of the property. Best management practices will also be incorporated throughout the course of construction.

B. HAZARDS

Development adjacent to the ocean is inherently hazardous. Development which may require a protective device in the future cannot be allowed due to the adverse impacts such devices have upon, among other things, public access, visual resources and shoreline processes. To minimize the project's impact on shoreline processes, and to minimize risks to life and property, the development has been conditioned to: require an appropriate set-back from the water; require a drainage and runoff control plan to direct, treat, and minimize the flow of water offsite; prohibit construction of protective devices (such as a seawall) in the future; and to require that the landowner and any successor-in-interest assume the risk of undertaking the development. As conditioned, the Commission finds that the development conforms to the requirements of Sections 30235 and 30253 of the Coastal Act regarding the siting of development in hazardous locations.

C. DEVELOPMENT

The development is located in an existing developed area and is compatible with the character and scale of the surrounding area. However, the proposed project raises concerns that future development of the project site potentially may result in a development which is not consistent with the Chapter 3 policies of the Coastal Act. To assure that future development is consistent with the Chapter 3 policies of the Coastal Act, the Commission finds that a future development condition be imposed. As conditioned the development conforms to the Chapter 3 policies of the Coastal Act.

D. PUBLIC ACCESS

As conditioned, the proposed development will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed development conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

E. WATER QUALITY

The proposed development has a potential for discharge of polluted runoff from the project site into coastal waters. The development, as proposed and as conditioned, incorporates design features to minimize the effect of construction and post-construction activities on the marine environment. These design features include, but are not limited to, one or more of the following: the appropriate management of equipment and construction materials, construction-phase erosion control measures, reduction in runoff through the use of trench drains, percolation pits, and permeable surfaces, the use of non-invasive drought tolerant vegetation to reduce and treat the runoff discharged from the site, and for the use of post-construction best management practices to minimize the project's adverse impact on coastal waters. Therefore, the Commission finds that the proposed development, as conditioned, conforms to Sections 30230 and 30231 of the Coastal Act regarding the protection of water quality to promote the biological productivity of coastal waters and to protect human health.

F. DEED RESTRICTION

To ensure that any prospective future owners of the property are made aware of the applicability of the conditions of this permit, the Commission imposes a condition requiring that the property owner record a deed restriction against the property, referencing all of the above Special Conditions of this permit and imposing them as covenants, conditions and restrictions on the use and enjoyment of the Property. Thus, as conditioned, this permit ensures that any prospective future owner will receive actual notice of the restrictions and/or obligations imposed on the use and enjoyment of the land, including the risks of the development and/or hazards to which the site is subject, and the Commission's immunity from liability.

G. LOCAL COASTAL PROGRAM

Coastal Act Section 30604(a) states that, prior to certification of a local coastal program ("LCP"), a coastal development permit can only be issued upon a finding that the proposed development is in conformity with Chapter 3 of the Act and that the permitted development will not prejudice the ability of the local government to prepare an LCP that is in conformity with Chapter 3. The Land Use Plan (LUP) for Hermosa Beach was effectively certified on April 21, 1982, however, because Hermosa Beach does not have a certified LCP, the Coastal Act is the standard of review for this project.

As conditioned, the proposed development is consistent with Chapter 3 of the Coastal Act and with the certified Land Use Plan for the area. Approval of the project, as conditioned, will not prejudice the ability of the local government to prepare an LCP that is in conformity with the provisions of Chapter 3 of the Coastal Act.

H. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.

APPENDIX A

Substantive File Documents: City of Hermosa Beach Certified Land Use Plan; City of Hermosa Beach Approval-in-Concept, dated August 27, 2013; Coastal Development Permit Application File No. 5-13-0710; Soils Investigation of Proposed Residential Development at 218 The Strand, Hermosa Beach, California, dated September 23, 2013 prepared by NorCal Engineering of Los Alamitos, California; Coastal Hazard and Wave Runup Study, 218 The Strand, Hermosa Beach, February 20, 2014 prepared by Global Geo-Engineering, Inc. of Irvine, California.

EXHIBIT# 1

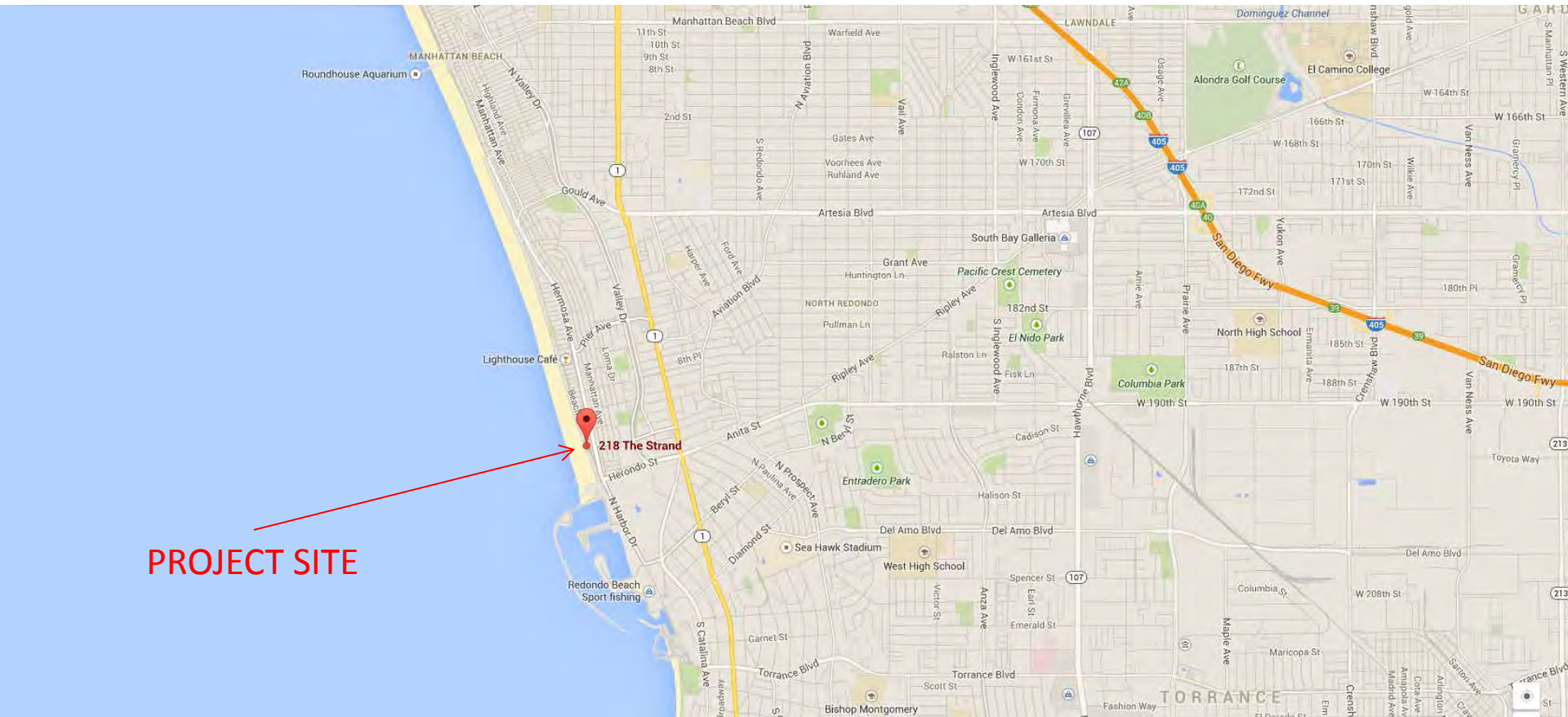
Vicinity Map
1 of 1

Application Number:
5 - 1 3 - 0 7 1 0



California Coastal
Commission

PROJECT SITE



EXHIBIT# 2

Aerial Photograph
1 of 1

Application Number:
5 - 1 3 - 0 7 1 0



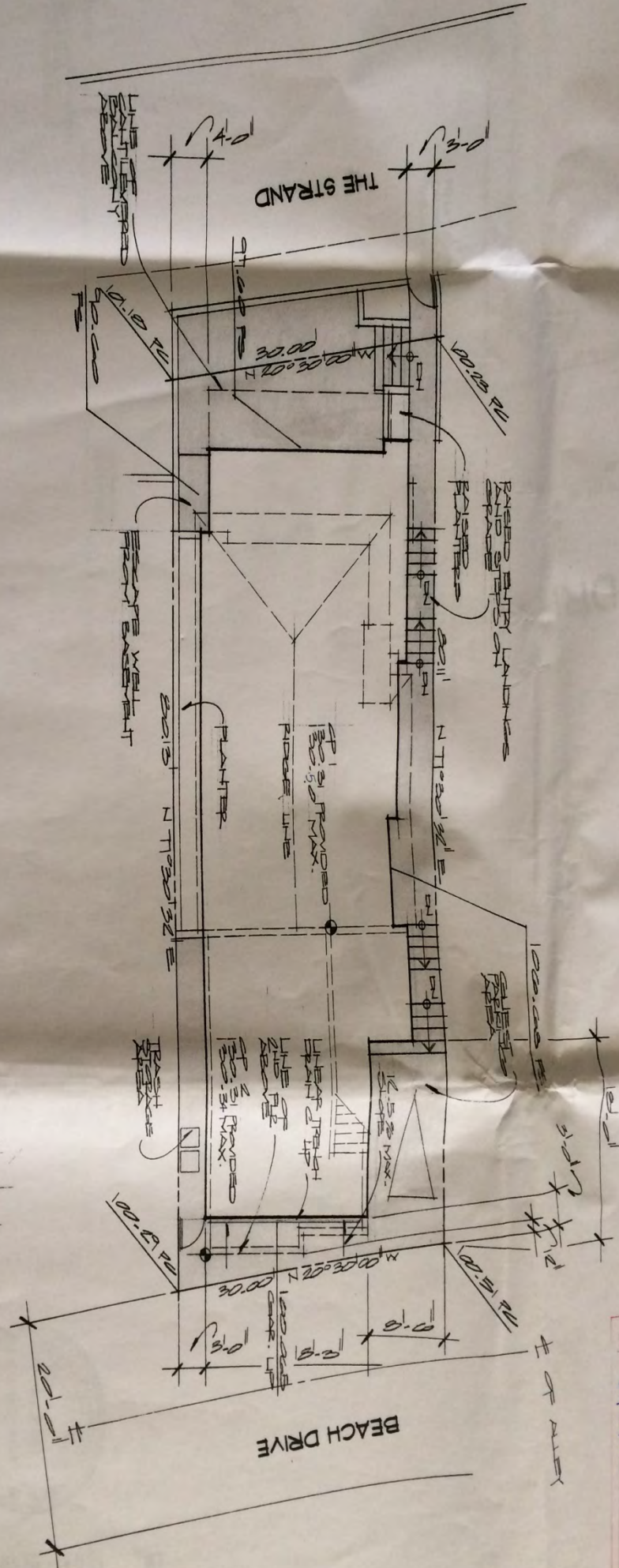
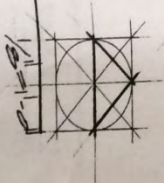
California Coastal
Commission



PROJECT SITE

SITE PLAN

NOTE: ANY IMPROVEMENTS BEYOND THE PROPERTY LINE ARE SUBJECT TO PUBLIC WORKS APPROVAL



EXHIBIT# 3

Site Plan
1 of 1

Application Number:
5-13-0710

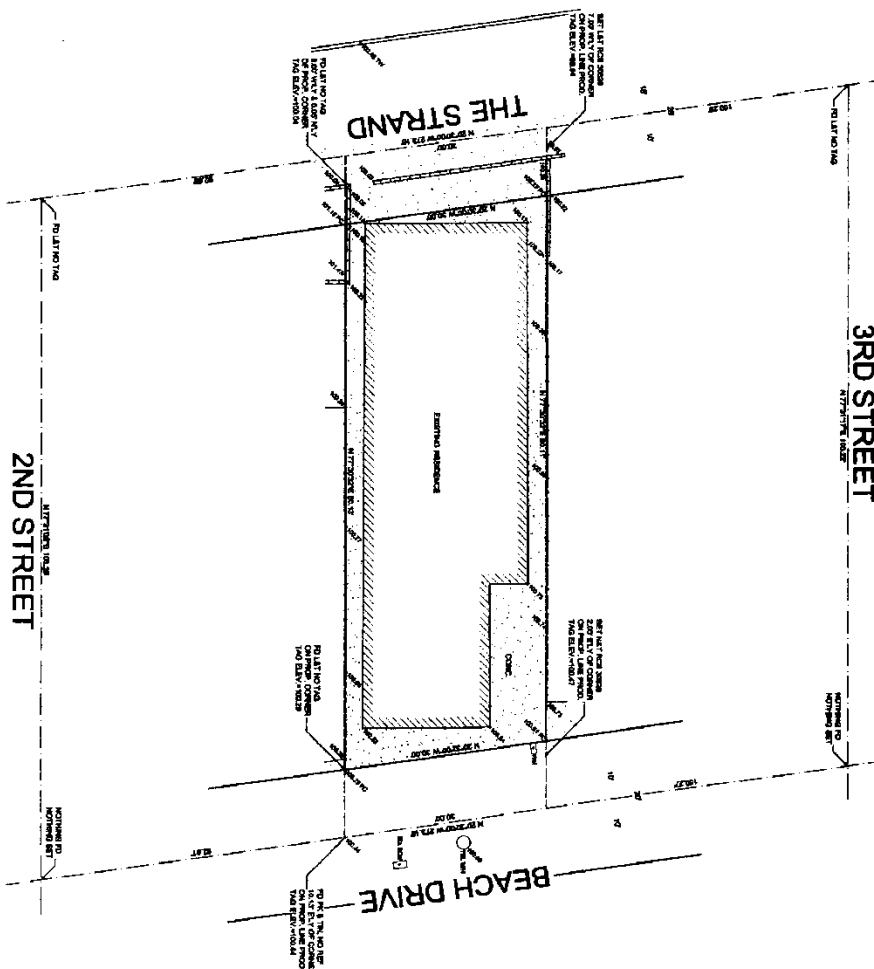


California Coastal
Commission

RECEIVED
AUG 26 2013
COMMUNITY DEV DEPT

Community Development
08/27/2013

NOTE:
A TITLE POLICY HAS NOT BEEN PROVIDED TO SHOW BOUNDARIES AT THE TIME OF THIS SURVEY.
THESE LINES ARE NOT TO BE CONSIDERED AS BOUNDARIES. THE LOCAL JURISDICTION TO THE
PROPERTY LIES WITH THE COUNTY OF PALOS VERDES AND THE PALOS VERDES ESTATES, CA 90274.
NO ROAD IMPROVEMENT.



RECEIVED
South Coast Region

NOV 18 2013

CALIFORNIA
COASTAL COMMISSION

EXHIBIT# 4

Survey and
Topography
1 of 1

Application Number:
5-13-0710

California Coastal
Commission

SURVEY AND TOPOGRAPHY KELLY A. MONICA MASUDA 2018 VIA ADELPHI PALOS VERDES ESTATES, CA 90274		DATE: 11/13/13 TIME: 1:30 PM DRAWN: JLM
SURVEY: 7/10/13 DRAWN: 11/13/13 CHECKED: 11/13/13 APPROVED: 11/13/13		SCALE: 1" = 8' NORTH ARROW LEGAL DESCRIPTION BEACH DRIVE 11/13/13
E N G D E M R S		13-10 1

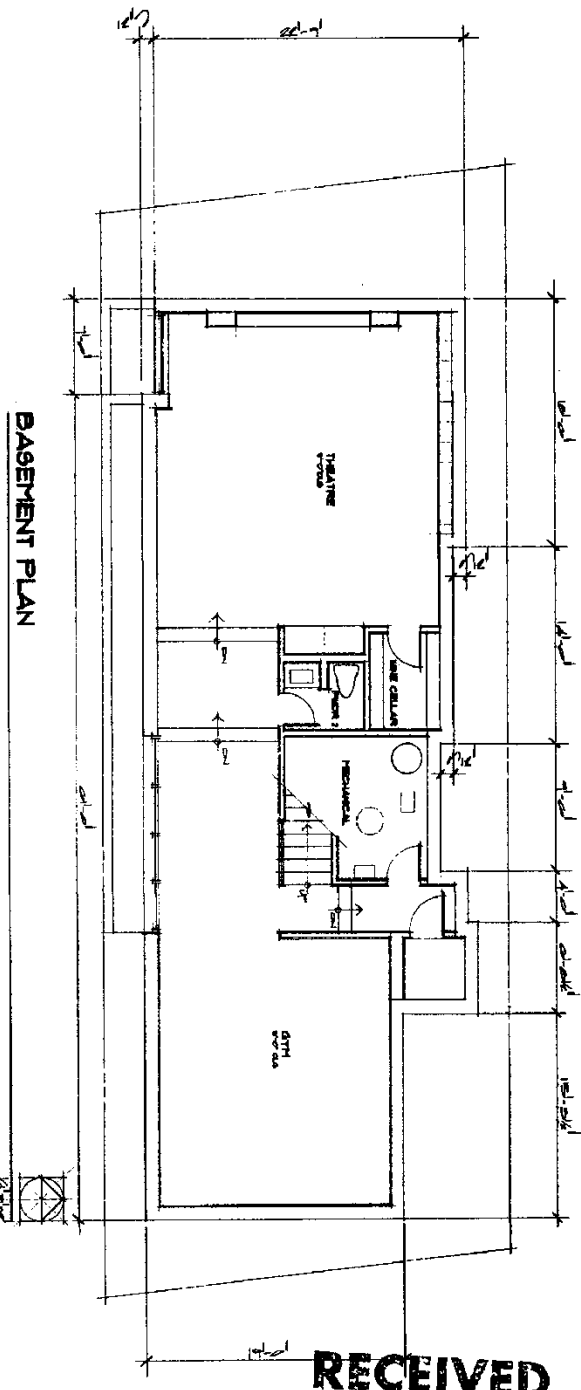
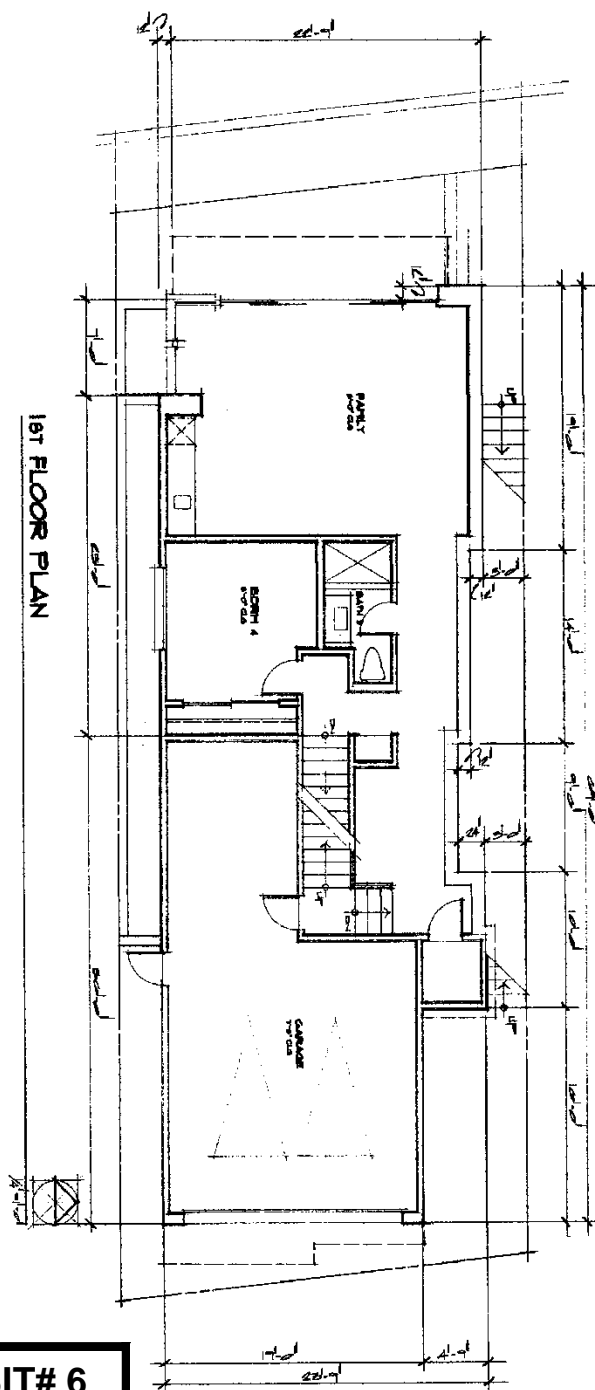


LEGAL DESCRIPTION
 BEACH DRIVE
 11/13/13

SCALE: 1" = 8'
 0 4 8 12 16



□



EXHIBIT# 6
 Floor Plan
 Basement and 1st
 Floor
 1 of 1

Application Number:
5-13-0710

 California Coastal
 Commission

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 South Coast Region

NOV 18 2013

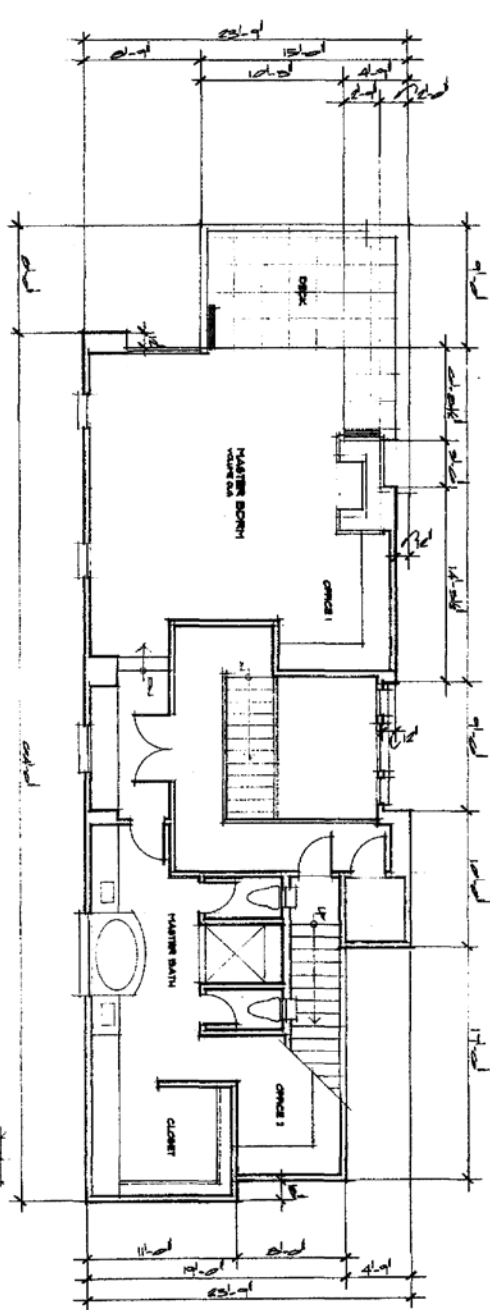
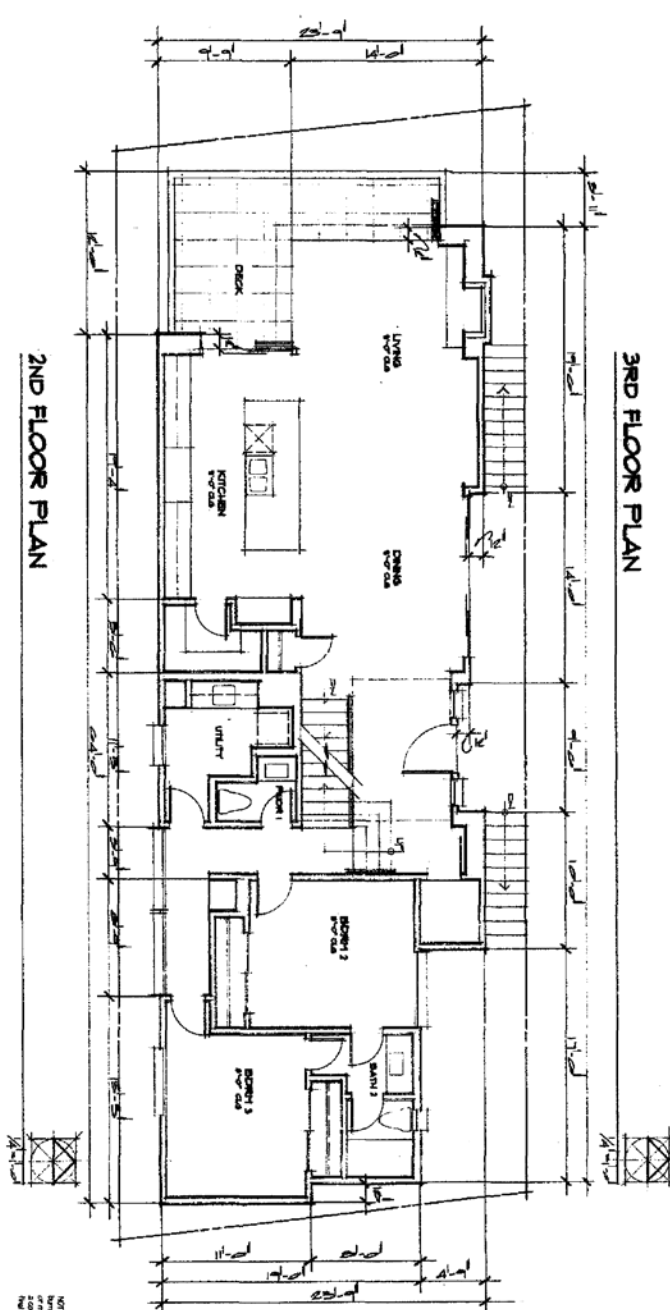
CALIFORNIA
 COASTAL COMMISSION

AS



JEFFREY A. DAHL
 ARCHITECT
 18681 Amalia Lane
 Huntington Beach, CA 92648
 714-947-3490 • FAX 714-947-2280

MASUDA RESIDENCE
 218 The Strand, Hermosa Beach, CA



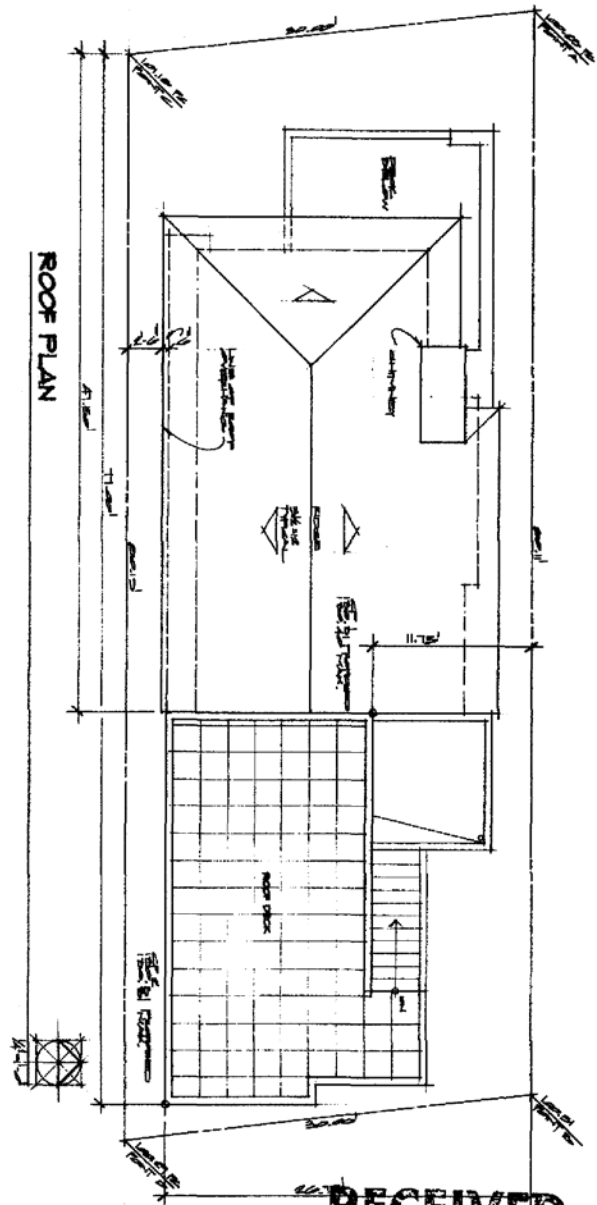
NOTE: All of the above 2nd and 3rd floor plans (1/2000) are based on the final plan of the project. The above 2nd and 3rd floor plans are to be used for the purpose of the project. The above 2nd and 3rd floor plans are to be used for the purpose of the project. The above 2nd and 3rd floor plans are to be used for the purpose of the project.

A1

JEFFREY A. DAHL ARCHITECT
 10601 Avenida Lane
 Huntington Beach, CA 92648
 714-947-9480 • FAX 714-947-2280

EXHIBIT# 7
Floor Plan
2nd and 3rd Floor
1 of 1
 Application Number:
5-13-0710
 California Coastal Commission

MASUDA RESIDENCE
 218 The Strand, Hermosa Beach, CA



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South Coast Region

NOV 18 2013

CALIFORNIA
COASTAL COMMISSION

EXHIBIT# 8

Roof Plan

1 of 1

Application Number:

5-13-0710



California Coastal
Commission

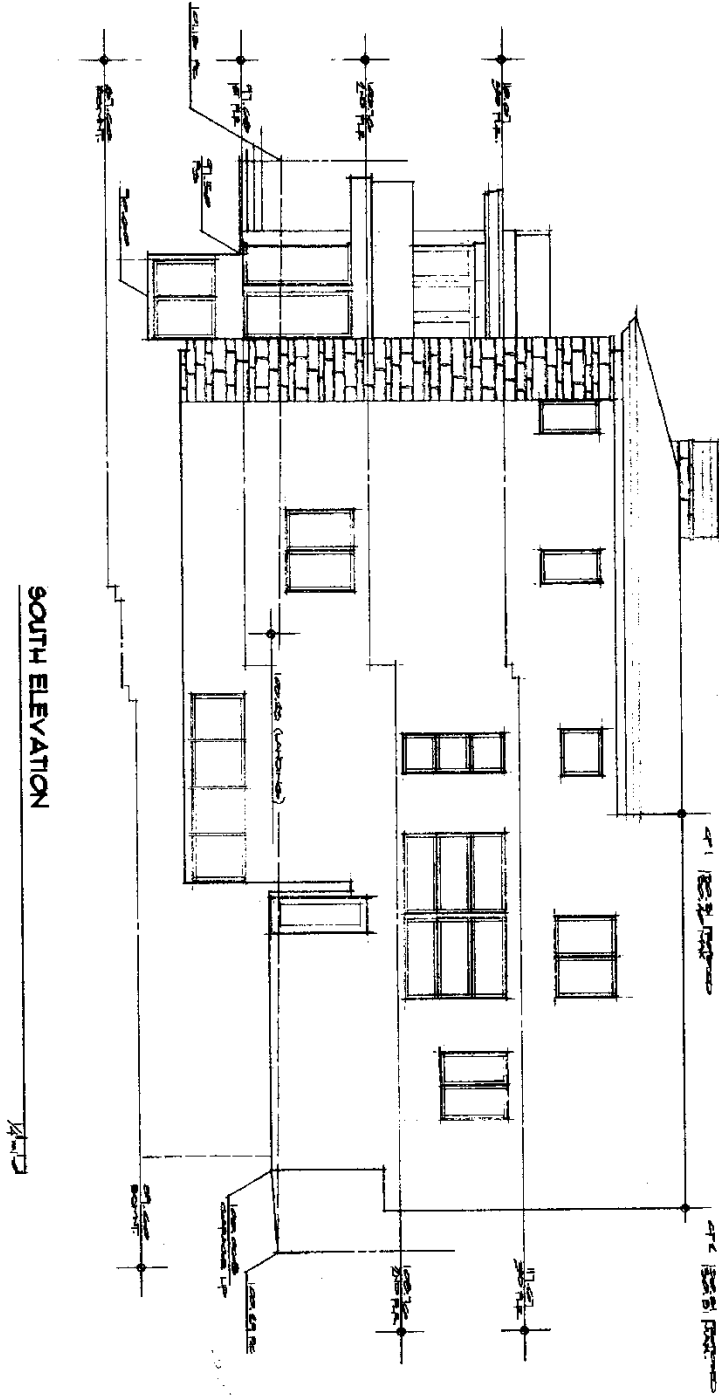
A3



JEFFREY A. DAHL
ARCHITECT

18681 Amalia Lane
Huntington Beach, CA 92648
714-847-8480 • FAX 714-847-2280

MASUDA RESIDENCE
218 The Strand, Hermosa Beach, CA



SOUTH ELEVATION

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 COASTAL COMMISSION

EXHIBIT# 9	
Elevation	
1 of 1	
Application Number:	
5-13-0710	
	California Coastal Commission

A6



JEFFREY A. DAHL
 ARCHITECT
 15631 Avenida Loma
 Hermosa Beach, CA 92648
 714-947-5480 • FAX 714-947-2280

MASUDA RESIDENCE
 218 The Strand, Hermosa Beach, CA

EXHIBIT 2



January 18, 2018

Larry Salzman
Pacific Legal Foundation
930 G Street
Sacramento, California 95814

Re: CTU2017-1121-01

Dear Mr. Salzman:

The Office of Administrative Law received your petition alleging that the California Coastal Commission has issued, used, enforced, or attempted to enforce an underground regulation. OAL declines to accept your petition.

Our decision in no way reflects on the merits of the underlying issue presented by your petition. It does not constitute a judgment or opinion on any issue raised in your petition. Nothing in our decision restricts your right or ability to pursue this matter directly with the California Coastal Commission or in court.

Sincerely,

A handwritten signature in cursive script, reading "Elizabeth A. Heidig".

Elizabeth A. Heidig
Assistant Chief Counsel

cc: California Coastal Commission

EXHIBIT 3

Tally of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and Shoreline Waiver Condition

	Total permits issued for beachfront residences	Total permits with shoreline waiver condition	Total w/o condition because not "new" development	Total w/o condition because on Mission Beach	Total w/o condition, litigation related
Sept-Dec 2010	3	2		1	
Jan 2011	1	1			
Feb 2011	1	1			
May 2011	1	1			
Jun 2011	1	1			
Jul 2011	3	3			
Aug 2011	3	2	1		
Sep 2011	1		1		
Oct 2011	1	1			
Nov 2011	4	4			
Dec 2011	3	3			
Jan 2012	1	1			
Feb 2012	3	3			
Mar 2012	1	1			
Apr 2012	1	1			
Jun 2012	2	2			
Jul 2012	1	1			
Aug 2012	1	1			
Sep 2012	4	3	1		
Oct 2012	3	2	1		
Nov 2012	2	1	1		
Dec 2012	1			1	
Jan 2013	1	1			
Mar 2013	1	1			
Apr 2013	4	2	1	1	
May 2013	2	1		1	
Jun 2013	1	1			
Jul 2013	2	2			
Aug 2013	1		1		
Sep 2013	3	3			
Oct 2013	7	7			
Nov 2013	5	5			
Dec 2013	2	2			
Jan 2014	0	0			
Feb 2014	5	4		1	
Mar 2014	7	7			
Apr 2014	1	1			
May 2014	1	1			
Jun 2014	1	1			
Jul 2014	1	1			
Sep 2014	3	2	1		
Nov 2014	2	2			
Dec 2014	1	1			

Tally of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and Shoreline Waiver Condition

	Total permits issued for beachfront residences	Total permits with shoreline waiver condition	Total w/o condition because not "new" development	Total w/o condition because on Mission Beach	Total w/o condition, litigation related
Jan 2015	1	1			
Feb 2015	1	1			
Mar 2015	2	1	1		
Apr 2015	1	1			
May 2015	1	1			
Jun 2015	4	4			
Jul 2015	2	2			
Aug 2015	3	2		1	
Sep 2015	0				
Oct 2015	0				
Nov 2015	3	2	1		
Dec 2015	2	2			
Jan 2016	1	1			
Feb 2016	4	4			
Mar 2016	1	1			
Apr 2016	6	6			
May 2016	2	2			
Jun 2016	4	4			
Jul 2016	4	4			
Aug 2016	2	2			
Sep 2016	2	1			1
Oct 2016	2	1			1
Nov 2016	0				
Dec 2016	2	2			
Jan 2017	2	2			
Feb 2017	0				
Mar 2017	0				
Apr 2017	0				
May 2017	2	2			
Jun 2017	1	1			
Jul 2017	1		1		
Aug 2017	1	1			
Sep 2017	1	1			
Oct 2017	3	2			1
Nov 2017	2	2			
Dec 2017	1	1			
Jan 2018	0				
Feb 2018	0				
Mar 2018	1	1			
Apr 2018	2	1		1	
Total	160	139	11	7	3

EXHIBIT 4

Summary of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and the Shoreline Protective Device Condition

Date	Approved Permits Subject to Shoreline protective device conditions	Approved Permits without Shoreline protective device conditions
Sept. 2010	1) Application No. 5-10-74 (Rothman, Seal Beach) Application of Wendi Rothman to demolish single family home and construct new home.	n/a
Oct. 2010	n/a	n/a
Nov. 2010	n/a	1) Application No. 6-10-69 (Moran, San Diego) Application of Monty & Kathy Moran to construct 170 sq.ft. addition and remodel existing legally non-conforming 1,455 sq.ft. 2-story, with attached 254 sq.ft. garage on 1,546 sq.ft. lot, at 702 Verona Court, Mission Beach, San Diego, San Diego County (publicly owned seawall between house and ocean).
Dec. 2010	No. 5-10-231 (Ditlove, Hermosa Beach, Los Angeles Co.) to demolish home and construct new home on beachfront lot at 340 The Strand, Hermosa Beach.	n/a
Jan. 2011	1) Application No. 5-10-255 (Chhabria, Hermosa Beach) Application of Raju Chhabria to demolish single family home, and construct new home on beachfront lot, at 808 The Strand, Hermosa Beach.	n/a
Feb. 2011	1) Application No. 5-10-107 (Williams, Laguna Beach) Application of Grif Williams to demolish single family home and construct new single family home at 14 South La Senda, Laguna Beach, Orange County.	n/a
Mar. 2011	n/a	n/a
Apr. 2011	n/a	n/a
May 2011	1) Application No. 5-10-134 (Matthew & Linda Tachdian, Seal Beach) expand and remodel home at 700 Ocean Avenue, Seal Beach, Orange County.	n/a
Jun 2011	1) Application No. 5-11-2 (Pritt, Newport Beach) to demolish 2-car garage, patios and decks, and construct new single family home on beachfront lot, at 1117 E. Balboa, Newport Beach.	n/a

Summary of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and the Shoreline Protective Device Condition

Date	Approved Permits Subject to Shoreline protective device conditions	Approved Permits without Shoreline protective device conditions
Jul 2011	1) Application No. 5-11-101 (Lu, Venice, City of Los Angeles) to demolish single-family home on beachfront lot, and construct 7,138 sq. ft. single-family home with attached two-car garage, at 4707 Ocean Front Walk, Venice, City Of Los Angeles. 2) Application No. 5-10-244 (Mr. Guy Inzalaco, Newport Beach) to demolish existing beach fronting sports court and hardscape area associated with existing single-family home and construct new beach-fronting, 2,796 sq. ft., 28-ft. above finished grade, two-story single-family home, at 1211 E. Balboa Blvd., Newport Beach. 3) Permit No. F6760-A6 (Kretowicz, San Diego) Request by Ure and Dianne Kretowicz to amend permit for home addition to revise the terms of required public access easement and after-the-fact authorization for various improvements to home on blufftop lot, at 7957 Princess Street, La Jolla.	n/a
Aug. 2011	1) Application No. 5-11-113 (Kassel, Newport Beach) Application of Mr. & Mrs. Daniel Kassel to construct new beachfront single-family home at 5705 Seashore Drive, Newport Beach, Orange County. 2) Application No. 5-11-019 (Hogan, Newport Beach) Application of Roger and Cathie Hogan to demolish bluff-top home and construct new home at 4639 Brighton Road, Newport Beach, Orange County.	1) Application No. 5-10-62 (Mid-Cal Pacific Development Corp., San Clemente) Application of Mid-Cal Pacific Development Corp. to remove concrete and brick debris on coastal bluff and revegetate with native vegetation, install new fence and remove section of unpermitted fence adjacent to public stairway, at 1013 Buena Vista, San Clemente -- on a bluff by existing structure.
Sept. 2011		1) No. 3-09-029 (Rusconi, Santa Cruz) Application of Bill Rusconi to recognize a 62-ft. long sculpted concrete seawall (previously permitted through emergency CDP 3-09-017-G) and to make minor blufftop improvements (replacing existing accessway) on bluffs fronting 105 Seabright Avenue at Seabright unit of Twin Lakes State Beach, Santa Cruz, Santa Cruz County. -- sea wall is for existing structure in danger of erosion.
Oct. 2011	1) Application No. 5-11-64 (Yousefi, Laguna Beach) demolish beachfront home, and construct new single-family home in Laguna Beach.	n/a

Summary of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and the Shoreline Protective Device Condition

Date	Approved Permits Subject to Shoreline protective device conditions	Approved Permits without Shoreline protective device conditions
Nov. 2011	<p>1) Application No. 5-11-96 (Beach Front Investment, Newport Beach) to demolish single family home and construct new one on beachfront lot, at 6400 Ocean Front West, Newport Beach. 2) Application No. 5-11-179 (Cusumano, Newport Beach) to demolish duplex and construct new single family home on beachfront lot, at 4503 Seashore Drive, Newport Beach, Orange County. 3) Application No. 5-11-189 (Gugasian, Newport Beach) to demolish 2-story duplex and construct new ocean-fronting single-family home. Request for after-the-fact approval of 19 in.-high wall that extends into 10-ft. encroachment zone on public beach, at 4807 Seashore Drive, Newport Beach, 4) Application No. 5-11-183 (Sarabrook Realty Advisors, Inc., Hermosa Beach) to demolish single family home and construct new home, at 3124 The Strand, Hermosa Beach.</p>	n/a
Dec. 2011	<p>1) Application No. 5-11-211 (The Sunset Trust, Los Angeles) Application to construct single-family home on vacant beachfront lot, at 4607 Ocean Front Walk, Venice. (2) No. 5-11-223 (JK Pacific Group, LLC, Los Angeles) Application to construct single-family home with swimming pool on vacant beachfront lot and excavate and export 900 cu.yds. of sand, at 4617 Ocean Front Walk, Venice, Los Angeles. (3) No. 5-11-233 (Delphi Properties 1722 Strand, LLC, Hermosa Beach) to demolish duplex and construct single family home, at 2666 The Strand, Hermosa Beach, Los Angeles County.</p>	n/a
Jan. 2012	<p>1) Application No. 5-11-277 (Bj & Lauren Delzer, Newport Beach) -- rebuild beachfront house.</p>	

Summary of Sept. 2010 - Apr. 2018 Residential Oceanfront Permits and the Shoreline Protective Device Condition

Date	Approved Permits Subject to Shoreline protective device conditions	Approved Permits without Shoreline protective device conditions
Feb. 2012	<p>1) Application No. 5-11-250 (Cattani et. al., Hermosa Beach) Application of Arnold Cattani et. al. to demolish single family home and construct new, 30 ft.-high, 4,183 sq.ft. single family home, at 920 The Strand, Hermosa Beach</p> <p>2) Application No. 5-11-304 (Muchin, Los Angeles) to remodel and convert duplex into single-family home with new garage on beachfront lot, at 5401 Ocean Front Walk, Venice.</p> <p>3) 5-11-212 (Morgan, Laguna Beach) demolish blufftop home, replace w/ bigger home ("Because the proposed project is considered new development, it can only be found consistent with Section 30253 of the Coastal Act if a shoreline/bluff protective device is not expected to be needed in the future. The proposed development appears to be safe from erosion on the basis of available information provided by the applicant. To assure conformity with Coastal Act section 30253, a "No Future Blufftop/Shoreline Protective Device" Special Condition is recommended").</p>	
Mar. 2012	<p>1) Application No. 5-11-260 (Ruffalo, San Clemente) to remodel and add to existing apartment building, on coastal bluff top lot. "The Commission typically applies the "No Future Blufftop/Shoreline Protective Device" Special Condition to both blufftop substantial residential remodel projects and residential demo/rebuild projects in Orange County. In this case, though the proposed work includes minimal demolition, the proposed addition and remodel are on the seaward portion of the residence and is, thus, new development for purposes of review under the Coastal Act."</p>	n/a
Apr. 2012	<p>1) Application No. 5-11-243 (South Bay III, LLC, Hermosa Beach) demolish duplex and construct new beachfront single family home, at The Strand, Hermosa Beach.</p>	n/a
May 2012	n/a	n/a

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Jun 2012	1) Application No. 5-12-24 (Cunningham, Newport Beach) to construct single family home on vacant bayfront lot, at 1 Beacon Bay, Newport Beach, Orange County. 2) Application No. 5-12-14 (Small, Sunset Beach) Application of Frances and Kent Small to demolish duplex and construct new beachfront single-family home.	n/a
Jul 2012	1) Application No. 5-09-105 (Norberg Family Trust, Laguna Beach) Application of Norberg Family Trust for addition to single-story, single family home; waiver subsequently amended to apply only to devices that substantially alter natural landforms along bluggs and cliffs.	n/a
Aug. 2012	1) Application No. 1-11-18 (O'Reilly, Humboldt Co.) Application of Mary O'Reilly to add to single family home.	

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Sept., 2012	<p>1) Application No. 5-12-99 (Smisen, Seal Beach) Application of Patricia Smisen to construct new 3-story, 3,193 sq.ft. single-family home with 668 sq.ft. attached three car garage on vacant beach-front lot 2) . Application No. 5-11-284 (Ruthie Whitacre Revocable Trust, Newport Beach) Application of Ruthie Whitacre Revocable Trust to add 2,305 sq.ft., second floor residential unit located over 2 existing commercial units. Remodel and add to existing 2-story residential unit located at rear of lot. Convert 2-car garage to 2-car carport and construct new 485 sq.ft., 2-car garage, resulting in 2 parking spaces for each residential unit for a total of four residential parking spaces. No grading is proposed and merge two existing lots into one lot, 3) . Application No. 5-12-200 (Rogers, Newport Beach) Application of Joe & Tina Rogers to demolish single-family home and construct new 2,610 sq.ft., 3-story single-family home with attached 441 sq.ft., 2-car garage, hardscape improvements, minimal planter landscaping, and request for after-the-fact approval of 8'x30' concrete patio and 3-ft. tall patio perimeter wall within City's oceanfront encroachment area on an oceanfront lot at 6908 Oceanfront Ave., Newport Beach, Orange County.</p>	<p>1) Application No. 1-12-14 (Berry & Evans, Humboldt Co.) Application of Glen Berry & Cheri Evans to replace retaining wall to protect existing house, and to replace exterior walkway & stairs, at 98 Rayipa Lane, Trinidad, Humboldt County.</p>
Oct., 2012	<p>1) Application No. 5-12-221 (Rogers, Hermosa Beach) Application of Mr. & Mrs. John & Lora Rogers to remodel and add 964 sq.ft. to existing 3733 sq.ft. single family home, resulting in 4,697 sq.ft., 25-ft. high single family home, at 3035 The Strand, Hermosa Beach, Los Angeles County. 2) Application No. 5-12-166 (Lainer, Newport Beach) to demolish single family home and construct new beachfront home.</p>	<p>1) Application No. 5-11-297 (Walker, San Clemente) Application of Carol Ann Walker requesting to permanently authorize development allowed under emergency permit to repair damage to shotcrete retaining wall by installation of 66 ft. long by 21 ft. high shotcrete retaining wall, soil nails, and concrete drainage swale. Additional work also proposed includes installation of native landscaping for erosion control, at 1203 Buena Vista, San Clemente -- not subject to erosion (railroad track between house and ocean has reventment). "The project is necessary to protect an existing principal structure. Furthermore, the project would not result in impacts to the shoreline sand supply because the bluff is separated from the ocean by the OCTA rail line. "</p>

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Nov., 2012	1) Application No. 1-12-13 (Wilson, Humboldt Co.).build house.	1) No. 5-12-223 (924 PBR LLC, Santa Monica) (minor landward improvements that added zero interior space to the residence, only 23 square feet to a recreational cabana, and two balconies, none of which increased the risk of erosion)
Dec., 2012	n/a	1) Application No. 6-12-69 (Heritage on Ivanhoe, LLC, San Diego) Application of Heritage on Ivanhoe, LLC to demolish 1-story, 1,458 sq.ft. single-family home and construct 3-story, house at 3591 Ocean Front Walk, Mission Beach. Publicly owned seawall and boardwalk between house and ocean.
Jan., 2013	1) 5-12-140: Donna Cambon, demolish existing coastal Duplex, rebuild new one.	n/a
Feb., 2013	n/a	n/a
Mar., 2013	1) Application No. 5-12-343 (Ennis, Playa Del Rey) - addition of 837 square feet to triplex at 6957 S. Trolley Way, Playa Del Rey.	
Apr., 2013	1) 5-13-041, Ryan Schaper, constructing beachfront house. 2) 5-12-260 Application of Chris & Felicia Evensen to demolish home on top of coastal bluff and build new one.	1) 5-12-283 Application of Mr. & Mrs. Brian Mertz to install caisson and grade beam system to stabilize garage. building on top of coastal bluff.. to protect "existing" unit built 1977 w/ coastal permit) ("The coastal bluff is not currently subject to marine erosion as the OCTA railroad tracks (which are protected by a revetment) are located between the sea and the toe of the bluff. ") and ("proposed work is not on the west facing bluff side of the lot and therefore will not be visible from the public beach below" 261 West Marquita, San Clemente. 2) Application No. 6-12-17 : convert 3 existing residential apartment units into 3 condominium units, landscape improvements (public trail between beach and house) 2965 Ocean Front Walk, Mission Beach; (public seawall between property and ocean).
May, 2013	1) 5-13-11 Application of Gant & Shelly Penick to improve beachside home with garage, complete interior remodel, and new hardscape improvements on a 7,809 sq.ft. coastal bluff top lot.	1) 6-12-18(J CREW, LLC, San Diego) convert 3 residential apartment units into 3 condominium units, remove encroaching development from view corridors - Mission Beach-front property (public sidewalk and seawall between property and ocean).
June, 2013	1) Application No. 5-12-315 Mr & Mrs Steven Rogers to demolish 2 single-family homes on 2 adjacent lots; merge lots into 1 beachfront parcel.	

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July, 2013	<p>1) Application No. 5-13-077 (Shannon, Hermosa Beach) demolish single-family home and construct new beachside house. footpath between house and water. 2) Application No. 6-12-059 (Seascape Management Corporation, Solana Beach) [ADDENDUM] Application of Seascape Management Corp. for HOA to relocate blufftop sidewalk landward 5 feet with concrete block retaining wall and redirection of existing drainage away from bluff edge; and repairs to and replacement of portions of an existing private bluff face stairway.</p>	n/a
Aug., 2013	n/a	<p>1) Permit No.5-84-329-A1 (Garg and Shah, Laguna Beach) "The Commission typically applies a "No Future Blufftop/Shoreline Protective Device" Special Condition to both bluff top residential remodel projects and residential demo/rebuild projects in Three Arch Bay in the City of Laguna Beach. However, in this particular case, proposed additions and renovation will not increase the existing residence's exposure to threats from erosion because there will be no new development closer to the bluff edge than the existing structure. While the proposed improvements are substantial and clearly go beyond minor repair and maintenance, they are not greater in scope than often occurs over the life of a residence, are not greater than a 50 % addition or replacement, and do not result in a greater risk to the existing residential structure over that which currently exists. Therefore, the proposed improvements to the existing home will not result in the need for shoreline protection to any greater degree than presently exists with the existing home." 2) 2-10-039 for follow-up permit authorization for development completed under emergency permits (Lands' End Associates, LLC, Pacifica) for sea wall and bluff protection. the apartment building was sitting on a bluff that was very eroded by ocean and the apartment could be lost if no sea wall, bluff reventment built. public access stairwell also to be replaced.</p>

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Date	Approved Permits Subject to Shoreline protective device conditions	Approved Permits without Shoreline protective device conditions
Sept., 2013	<p>1) Application No. 5-13-067 (Beachamp, San Clemente) Application of Bubba and Judy Beachamp to remodel 2,661 sq.ft.home and add improvements, new spa and covered patio on bluff top. 2) Application No. 5-13-071 Application of James & Cathy Cefalia to demolish and construct new bigger home. 3) Application No 5-13-088 Application of John Whelan and Brad Prescott to demolish and construct new bigger home.</p>	n/a
Oct., 2013	<p>1) 5-13-086 Application of Jay Ramras to construct single-family home (2) 5-13-0342 (JCC Strand 136 LLC, Hermosa Beach) demolish and construct new single-family home on beachfront lot (3) 5-13-0476 Application of Venice Beach House Trust and Stephen Emery to remodel and add to combine 2 detached apartment buildings into one 3-story beachfront home (4) 5-13-0652 Application of Kelly Kahl to new home on beachfront lot at 2728 The Strand. (5) 5-13-070 Application of Levon Gugasian to demolish 2-story duplex new 3-story home. (6) 5-13-0237 Newport Property Ventures, LLC to demolish and construct new beachfront home. (7) 5-13-0650 (Valenzuela, Sunset Beach) demolish single-family beachfront home and construct new one.</p>	n/a

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Nov., 2013	<p>1) 1-12-011 (Romney, Humboldt Co.) Application of Richard Romney to construct new single-family home with garage, porches and decks, septic system, water storage tanks and pumphouse, and driveway extension, on west side of Stagecoach Rd., north of Rainbow Lane and one mile north of Trinidad, Humboldt County</p> <p>2) 5-13-0234 (Thomas, Newport Beach) demolish and construct new home with garage on beach fronting lot, 2108 East Oceanfront, Newport Beach, Orange County.</p> <p>3) 5-13-0450 (Hamann, Newport Beach) demolish and construct new beachfront home</p> <p>4) 5-13-0553 (De La Pena, Newport Beach)demolish and construct new home on beach fronting lot at 5103 Seashore Dr., Newport Beach, Orange County.</p> <p>5) Application No. 5-13-0679 (1420 W. Ocean Front Surf LP, Newport Beach) Application of 1420 W. Ocean Front Surf LP to demolish 8-unit apartment and construct new 3-story duplex on oceanfront lot.</p>	n/a
Dec., 2013	<p>1) 5-13-0947 (Games, Playa Del Rey) demolish duplex and construct new single-family home with garage, at 6991 Trolleyway St., Playa Del Rey, City of Los Angeles, Los Angeles County.</p> <p>(2) 5-12-0336 (Laks, Newport Beach) demolish duplex, grading, and construct new 29-ft. above finished grade, 3-story duplex (Unit 1: 1,677 sq. feet & Unit 2: 1,640 sq. feet) with a 389 sq.ft., 2-car garage and 2-car carport, to be converted into condominiums, on beach fronting lot, at 5103 Seashore Dr., Newport Beach, Orange County.</p>	n/a

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Jan., 2014	n/a	n/a
Feb. 2014	<p>1) Application No. 1-12-023 (Winget, Humboldt Co.) construct home, located at 254 Round House Creek Rd., 3 miles north of Trinidad."When an applicant demonstrates they will construct development with an adequate setback to assure stability and structural integrity without protective devices, the Commission often secures their compliance by imposing a no future seawall condition[.]"</p> <p>2) Application No: 5-13-0640 (Kiddoo, San Clemente) Application of Bruce and Cheryl Kiddoo to remodel 3,036 sq.ft. single-family home including 530 sq.ft. addition, at coastal bluff top lot, located at 3830 Calle Ariana, San Clemente, Orange County.</p> <p>3) Application No. 5-13-1347 (1540 The Strand, LLC, Hermosa Beach) -- beachfront house</p> <p>4) Application No. 5-13-0956 (Fenstermacher, Newport Beach) to demolish single-family home and attached garage and construct new home and attached garage on oceanfront lot at 1730 E. Ocean Front, Newport Beach, Orange County.</p>	<p>1) Application No. 6-13-1344 (Sackett, San Diego) Application of Jevin Sackett to demolish 3,029 sq.ft., 3-story single-family home and construct 4,678 sq.-ft., 30 ft. high, 3-story home -- on mission beach (publicly owned boardwalk and seawall are between house and ocean).</p>

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Mar., 2014	<p>1) 5-13-0402 (Armona, Seal Beach) to remodel existing home and to add new basement and new third floor with decks at 28-A Surfside, Seal Beach. (2) No. 5-13-0649 (Tanner, San Clemente) Application of Troy and Desiree Tanner to remodel single-family home, add 300 sq. feet to first floor, 312 sq. feet addition to second floor. (3) No. 5-13-0685 (Senn, Sunset Beach) demolish single-family home and adjacent side yard fence/patio encroachments on public beach accessway and construct new home (4) Application No. 5-13-1340 (Legacy Property Holdings, Newport Beach) Application of Legacy Property Holdings LLC to demolish single-family home on beachfront and construct new home at 4911 Seashore Dr., Newport Beach. (5) No. 5-13-1341 (5001 Partners, Newport Beach) to demolish home and construct new one at 5001 Seashore Dr., Newport Beach. (6) 5-13-1376 (Kent, Newport Beach) demolish home and construct 3-story home at 2112 East Ocean Front, Newport Beach. (7) Application No. 5-13-678 (Nizar and Nada Tannir, Newport Beach) [ADDENDUM] Application of Nizar and Nada Tannir to demolish existing home and construct new home with garage on coastal bluff.</p>	n/a
Apr., 2014	<p>1) Application No. 5-13-0710 (Shay Properties LLC, Hermosa Beach) Application of Shay Properties LLC to demolish and construct 3-story family home with at 218 The Strand, Hermosa Beach.</p>	n/a
May, 2014	<p>1) Application No. 5-14-0425 (Newport Beach Partnership, LLC, Newport Beach) Application of Newport Beach Partnership, LLC to demolish beachfront home and construct new 2-story home at 1115 E. Balboa Blvd., Newport Beach, Orange County.</p>	

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June, 2014	1) Application No. 5-13-1209 (Morris, San Clemente) Application of Sterling Morris to demolish single-family home and construct new 2-story, single-family home on coastal bluff lot, located at 2010 Calle de los Alamos, San Clemente.	
July, 2014	1) Application No. 5-13-043 (Blandino and Johnson, Newport Beach) Application for Jerrod Blandino and Jeremy Johnson to demolish beachfront single-family home and construct 12,364 sq.ft., 2-level single-family home).	
Aug., 2014	n/a	n/a
Sept, 2014	1) No. 5-13-0927 (Marc & Creative, LLC, Santa Monica) Application to tie together 2 lots; demolish 2 single-story, single-family homes and construct one large single-family home. 2) No. 5-13-1370 (Landis, Playa del Rey) Application to remove existing unpermitted deck on beach in public right-of-way; construct section of Ocean Front Walk pathway in public right-of-way; and construct 672 sq.ft., 2-story addition to seaward side of existing duplex, at 6505 and 6507 Ocean Front Walk, Playa del Rey, Los Angeles County.	(1) Application No. 5-13-0898 (Albin, Newport Beach) Application to add 3rd floor and request for after-the fact approval of an existing concrete patio with an approx. 3 ft. high perimeter wall extending into a 15-foot deep encroachment zone on the public beach, at 5403 Seashore Drive, Newport Beach, Orange County (too minor to constitute "new" development that did "not result in seaward encroachment")
Oct, 2014	n/a	n/a
Nov. 2014	1) Application No. 5-14-0582 (Moss, Newport Beach) demolish homes and build one new one (2) Application No. 5-14-1311 (St. John, Laguna Beach)	n/a
Dec. 2014	1) Application No. 5-14-0664 (McCarthy, Newport Beach) 5305 Seashore Dr., Newport Beach, Orange County	n/a
Jan. 2015	1) Application No. 5-14-0759 (Shah, Newport Beach)	n/a
Feb. 2015	1) Application No. 5-14-1667 (ALB Partners, LLC) at 4549 Brighton Rd, Corona del Mar	n/a
Mar. 2015	1) Application No. 5-14-1635 (Previti, Newport Beach)	(1) Application No. 5-14-1706 (Chamberlain, Seal Beach, Orange County) less than 50% --just interior remodeling
Apr. 2015	(1) Application No. 5-14-1756 (Ghandour, Santa Monica)	n/a
May 2015	(1) Application No. 5-14-0561 (Moussa, Newport Beach)	

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Jun 2015	(1) Application No. 5-15-004 (Romano, Santa Monica); (2) No. 5-15-0005 (Demontesquiou, Santa Monica); (3) Application No. 5-14-0577 (Bablot, Newport Beach) (4) Permit No. A-5-LGB-13-0223 (Meehan, Laguna Beach)	n/a
Jul 2015	(1) Application No. 5-15-0268 (Grothe, Newport Beach) (2) Application No. 6-14-0679 (WJK Trust, Solana Beach)(different waiver language than usual/more lenient)	n/a
Aug 2015	(1) Application No. 5-15-0445 (Parkikh & Itchapuria, Newport Beach) (2) Application No. 5-15-0936 (Gabriel Gift Trusts, Newport Beach) at 107 Shorecliff Rd., Newport Beach	(1) Application No. 6-15-0685 (Duro, San Diego) (directly on Mission Beach)
Sep 2015	n/a	n/a
Oct 2015	n/a	n/a
Nov 2015	(1) 5-15-0420, (Alakor Holding Company, L.L.C., Sunset Beach); (2) 5-15-1294, (Magdy Bassely, Sunset Beach)	(1) Application No. 5-15-0545 (Scholsberg, Seal Beach) (primarily remodel interior, plus add balcony--too minor to constitute "new" development)
Dec 2015	(1) No. 5-15-0970 (Riboli, Hermosa Beach); (2) Application No. 5-15-1322 (HB Strand Endeavor, LLC)	n/a
Jan 2016	(1) Application No. 5-15-0253 (Shiloh, LLC, Newport Beach)	
Feb 2016	(1) No. 5-15-1005 (Chandler Family Trust, Newport Beach); (2) No. 5-15-1279 (814 W. Ocean Front, LLC, Newport Beach); (3) No. 5-15-1562 (Polos Newport Beach); (4) No. 5-15-1723 (Wardy, Newport Beach)	
Mar 2016	(1) No. 5-15-1719 (Wardy, Newport Beach)	
Apr 2016	(1) No. 5-15-1097 (Demontesquiou, Santa Monica); (2) No. 5-15-1799 (Delphi Properties, 1722 Strand, LLC, Hermosa Beach); (3) No. 5-15-1367 (Bapu Development, LLC, Newport Beach); (4) No. 5-15-0240 (Wills, Laguna Beach); (5) No. 5-15-0751 (Foxdale Properties, LLC, Laguna Beach); (6) Application No. 1-15-0530 (Wells, Humboldt County)	n/a

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May 2016	(1) No. 5-15-2096 (Stokes, Newport Beach); (2) No. 6-16-0340 (Moss, Carlsbad)	n/a
Jun 2016	(1) No. 5-16-0123 (Hodson, Seal Beach); (2) Application No. 5-16-0186 (Barge, Newport Beach); (3) No. 5-16-0189 (Barge, Newport Beach); (4) No. 6-15-1717 (Barr, Solano Beach)	n/a
Jul 2016	(1) No. 5-15-2057 (Analisa Reality, Newport Beach); (2) No. 5-15-2059 (Ava Equities, LLC); (3) No. 5-10-180 (Trustee of Barth Family Trust, San Clemente); (4) No. 5-11-033 (Christian, San Clemente)	n/a
Aug 2016	(1) No. 5-15-0983 (KPMW, Integral, LLC, Newport Beach); (2) No. 5-16-0149 (Bosserman and Piatt, Newport Beach);	n/a
Sep 2016	(1) No. 5-16-0503 (58 The Strand, LLC, Hermosa Beach)	(1) Application No. 5-16-0336 (Davis, Newport Beach) (note: this was approved at the first Coastal Commission meeting after decision in Capistrano Shores)
Oct 2016	(1) No. 5-16-0419 (Von Blasingame, Sunset Beach)	(1) Application No. 5-16-0096 (Samy & Hedy Kamienowicz Living Trust, Venice, Los Angeles) (landward of Ocean Front Walk)
Nov 2016	n/a	n/a
Dec 2016	(1) No. 5-15-2110 (Miller, Newport Beach); (2) No. 5-16-0100 (Haagen, Playa Del Rey, LA)	n/a
Jan 2017	(1) No. 4-15-0466 (King, Santa Barbara Co.); (2) No. 5-16-0548 (Shah, Newport Beach)	n/a
Feb 2017	n/a	n/a
Mar 2017	n/a	n/a
Apr 2017	n/a	n/a
May 2017	(1) Application No. 5-16-0637 (Reeves, Newport Beach); (2) No. 5-16-0977 (Balfanz, Newport Beach)	n/a
Jun 2017	(1) No. 6-17-0239 (Mansukhani, Solana Beach)	n/a
Jul 2017	n/a	(1) Application No. 5-17-0224 (Layne, Venice, Los Angeles) (not considered "new development"/ minor remodel
Aug 2017	(1) Application No. 5-17-0068 (South La Senda Trust #109, Skizzim.com Inc. as Trustee, Laguna Beach)	n/a
Sep 2017	(1) Application No. 5-16-0054 (SoCal Land Co., LLC, Newport Beach)	n/a

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Oct 2017	(1) No. 5-17-0541 (Belluna Corona, LLC, Pacific Palisades); (2) No. 5-17-0542 (Granbell Corona, LLC, Pacific Palisades)	(1) Permit No. 5-10-180-A1 (Barth Family Trust, San Clemente) (condition struck from permit because of lawsuit)
Nov. 2017	(1) No. 5-17-0736 (2424578 Ontario, LP, Venice, Los Angeles); (2) No. 5-17-0017 (3158 Redhill Landlord, LLC, Huntington Beach)	
Dec. 2017	(1) No. 5-17-0524 (Perricone Trust, Huntington Beach)	
Jan. 2018		
Feb 2018		
Mar 2018	(1) No. 5-17-0792 (Dhawan Family Limited Partnership, Hermosa Beach)	
Apr 2018	(1) Application No. 5-18-0008 (Herringer, Hermosa Beach)	(1) Application No. 6-17-0962 (Turk, San Diego) (Mission Beach)