CALIFORNIA COASTAL COMMISSION
South Coast Area Office
301 E. Ocean Boulevard, Suite 300
Long Beach, CA 90802-4416
(562) 590-5071

November 3, 2026

APPLICATION STATUS LETTER - INCOMPLETE

Herman Jack Ajamian
17151 Newhope St, Suite 108
Fountain Valley, CA 92708

Menachem Slavin
1306 N El Camino Real,
San Clemente, CA 92672

RE: **CDP Application No. 5-26-0761 for the project located at 1306 N El Camino Real, San Clemente, Orange County (APN: 692-381-57)**

Dear Herman Jack Ajamian,

Commission staff have reviewed all submitted materials and have determined that more information is necessary to continue processing your application. To complete your application, please submit the following:

1. **Local Approval.** As noted in your response, the project received local approval from the City's Planning Commission in 2024. Please provide two sets of full size or 11" x 17" project plans with a stamp from the local government demonstrating approval-in-concept. If any changes have been made since local approval was granted, please identify and describe any minor deviations from the plan set that received the City's approval-in-concept.

2. **Site History.** Please clarify whether the approval in 2013 obtained a Coastal Development Permit or was subject to the 1982 CatEx Order.

3. **Grading**. The submitted application indicates that grading is not being proposed, however, the minor grading plan on the plan set submitted indicates that grading will occur along the southern portion of the project site. Please confirm the amount of grading or ground disturbing activities (e.g., cut, fill, trenching) involved with the proposed project and the depths of disturbance.

4. **Fees.** Based on the information submitted to date and information provided in response to this letter, additional fees may be required at a later date.

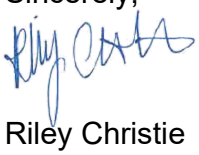
5. **Electronic Copy**. Please submit a digital copy of the requested information above to Riley.Christie@coastal.ca.gov.

6. **Hard Copy**. Please submit a hard copy for the requested information above to our South Coast District Office.

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Please do not limit your submittal to the aforementioned items. You may submit any information which you believe may help Commission staff gain a clearer understanding of the scope of your proposed project. Upon receipt of the requested materials, we will proceed with determining the completeness of your application. If you have any questions regarding your application, please contact me at Riley.Christie@coastal.ca.gov or alternatively the phone number listed above.

Sincerely,



Riley Christie
Coastal Program Analyst
cc: File