

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
 200 Oceangate, 10th Floor
 LONG BEACH, CA 90802-4416
 (562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

Items W14 & F9



SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the November 2010 Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: November 15, 2010

TO: Commissioners and Interested Parties

FROM: Sherilyn Sarb, South Coast District Deputy Director, Orange County

John Ainsworth, South Coast District Deputy Director, Los Angeles County

SUBJECT: ***Deputy Director's Report (Orange and Los Angeles County)***

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for Orange and Los Angeles County items for the November 2010 Coastal Commission hearing. The items in this document will be reported to the Commission on separate dates, with Orange County items to be reported on November 17th and Los Angeles County items on November 19th, as follows:

On Wed., Nov. 17, 2010, the following items for Orange County will be reported to the Commission:

REGULAR WAIVERS

1. 5-10-221-W Mr. Mark Itri (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-10-192-W Donald E. & Judy Cole; Pamela Whitesides; Richard Farrell (Newport Beach, Orange County)
2. 5-10-199-W Linda H. Phelan (Seal Beach, Orange County)
3. 5-10-202-W Kenny & Suong Wong (Seal Beach, Orange County)
4. 5-10-213-W Mr. & Mrs. Edward Cook (Newport Beach, Orange County)
7. 5-10-233-W 118 39th Street, Llc (Newport Beach, Orange County)
9. 5-10-251-W Mr. John Oswald (Newport Beach, Orange County)

EMERGENCY PERMITS

1. 5-10-230-G City Of Laguna Beach, Attn: Mr. Ken Frank (Laguna Beach, Orange County)
3. 5-10-257-G Mr. Carol Ann Walker (San Clemente, Orange County)

EXTENSION - IMMATERIAL

1. 5-08-154-E1 Seashore Village, LLC (Newport Beach, Orange County)
2. 5-06-166-E1 Lone Oak Property Fund Llc, Attn: Ms. Marian Manzer (San Clemente, Orange County)

On Fri., Nov. 19, 2010, the following items for Los Angeles County will be reported to the Commission:

REGULAR WAIVERS

2. 5-10-223-W Mr. Douglas Binder (Venice, Los Angeles County)

DE MINIMIS WAIVERS

5. 5-10-227-W David Podleski (Venice, Los Angeles County)
6. 5-10-232-W Mr. & Mrs. Steve Lee (Pacific Palisades, Los Angeles County)
8. 5-10-248-W Robert Dale Resnick, Trustee Of The Rdr Living Trust (Redondo Beach, Los Angeles County)
10. 5-10-253-W Mr. & Mrs. Robert Schiller (Venice, Los Angeles County)
11. 5-10-256-W Del Rey Colony-Hoa, Attn: Mr. Dave Raddan (Venice, Los Angeles County)

EMERGENCY PERMITS

2. 5-10-245-G L.A. County Flood Control Dist. (Long Beach, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-02-385-A6 L.A. County Dept. Of Beaches & Harbors (Los Angeles County)

EXTENSION - IMMATERIAL

3. 5-07-210-E2 L.A. County Dept. Of Beaches & Harbors, Attn: Paul Wong (Marina Del Rey, Los Angeles County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302



(562) 590-5071

W14 & F9**SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the**November Meeting of the California Coastal Commission***MEMORANDUM**

Date: November 17 & 19, 2010

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast District Deputy Director (Orange County)

SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the **November 17, & 19, 2010** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

REGULAR WAIVERS

1. 5-10-221-W Mr. Mark Itri (Newport Beach, Orange County)
2. 5-10-223-W Mr. Douglas Binder (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-10-192-W Donald E. & Judy Cole; Pamela Whitesides; Richard Farrell (Newport Beach, Orange County)
2. 5-10-199-W Linda H. Phelan (Seal Beach, Orange County)
3. 5-10-202-W Kenny & Suong Wong (Seal Beach, Orange County)
4. 5-10-213-W Mr. & Mrs. Edward Cook (Newport Beach, Orange County)
5. 5-10-227-W David Podleski (Venice, Los Angeles County)
6. 5-10-232-W Mr. & Mrs. Steve Lee (Pacific Palisades, Los Angeles County)
7. 5-10-233-W 118 39th Street, Llc (Newport Beach, Orange County)
8. 5-10-248-W Robert Dale Resnick, Trustee Of The Rdr Living Trust (Redondo Beach, Los Angeles County)
9. 5-10-251-W Mr. John Oswald (Newport Beach, Orange County)
10. 5-10-253-W Mr. & Mrs. Robert Schiller (Venice, Los Angeles County)
11. 5-10-256-W Del Rey Colony-Hoa, Attn: Mr. Dave Raddan (Venice, Los Angeles County)

EMERGENCY PERMITS

1. 5-10-230-G City Of Laguna Beach, Attn: Mr. Ken Frank (Laguna Beach, Orange County)
2. 5-10-245-G Los Angeles County Flood Control District (Lacfed), Attn: Mr. Hector Bordas, Principal Engineer (Long Beach, Los Angeles County)
3. 5-10-257-G Mr. Carol Ann Walker (San Clemente, Orange County)

IMMATERIAL AMENDMENTS

1. 5-02-385-A6 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto, Chief Planning Division (, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-08-154-E1 Seashore Village, LLC (Newport Beach, Orange County)
2. 5-06-166-E1 Lone Oak Property Fund Llc, Attn: Ms. Marian Manzer (San Clemente, Orange County)
3. 5-07-210-E2 Los Angeles County Department Of Beaches & Harbors, Attn: Paul Wong (Marina Del Rey, Los Angeles County)

TOTAL OF 20 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-221-W Mr. Mark Itri	Remodel and addition of 482 square feet to an existing, two story, 27 foot high, single family residence, with an attached 507 square foot, two car garage. A new 331 square foot deck above the existing garage and a new 171 square foot roof deck are also proposed. Resultant structure will be 2,891 square foot, 27 foot high single family residence with attached garage and decks.	402 39th Street, Newport Beach (Orange County)
5-10-223-W Mr. Douglas Binder	Convert an existing two-story, 1,844 square foot duplex into a single-family residence, including extensive interior and exterior renovations and construction of a two-story addition (two-car garage with recreation room above), resulting in a two-story, 25-foot high, 2,358 single-family residence with a 310 square foot garage on a 2,526 square foot beach front lot.	2703 Ocean Front Walk, Venice (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-192-W Donald E. & Judy Cole Pamela Whitesides Richard Farrell	Subdivision of an existing lot to create two 41.5 foot wide lots and construction of fence.	3322, 3324, 3326 & 3328 Via Lido, Newport Beach (Orange County)
5-10-199-W Linda H. Phelan	Removal of an existing trailer and installation of a new 324 square foot one-story manufacture home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will not exceed 13ft.-9in above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	80 Riversea Rd., Seal Beach (Orange County)

<p>5-10-202-W Kenny & Suong Wong</p>	<p>Demolition of an existing single-family residence and construction of a new 2,891 square foot, two-story single-family residence with an attached 452 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 50 cubic yards of import and fill and 95 cubic yards of recompaction, which will balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>211 7th Street, Seal Beach (Orange County)</p>
<p>5-10-213-W Mr. & Mrs. Edward Cook</p>	<p>Demolition of existing 2 story single family residence and garage, and construct new 5,407 sq. ft., 24' high single family residence.</p>	<p>527 Via Lido Soud, Newport Beach (Orange County)</p>
<p>5-10-227-W David Podleski</p>	<p>Demolition of a one-story single-family residence and detached garage on a 2,550 square foot lot, and construction of a three-story, 35-foot high, 3,245 square foot single-family residence with an attached two-car, 385 square foot garage.</p>	<p>1117 S. Cabrillo Avenue, Venice (Los Angeles County)</p>
<p>5-10-232-W Mr. & Mrs. Steve Lee</p>	<p>Demolition of a single-family residence and construction of an approximately 3,987 square foot, two-story, 28 foot high, single-family residence with detached 466 square foot two car garage.</p>	<p>645 N. Haverford Ave, Pacific Palisades (Los Angeles County)</p>
<p>5-10-233-W 118 39th Street, Llc</p>	<p>Construction of a new, 1,520 square foot (total for both units), three story, 29 foot high duplex with an attached two car garage and a two car carport (total of four parking spaces) on a vacant lot. The proposed project also includes two separate roof decks, one at 874 square feet and one at 251 square feet.</p>	<p>118 39th Street, Newport Beach (Orange County)</p>
<p>5-10-248-W Robert Dale Resnick, Trustee Of The Rdr Living Trust</p>	<p>Replacement and Alteration to existing façade, including replacement of pavers, tile, siding; addition of decorative elements. Demolition and remodel consisting of: redesign of existing stairway, creation of new pedestrian accessway, and reconfiguration of restroom.</p>	<p>100 Fisherman's Wharf (Redondo Beach Pier Approach, Redondo Beach (Los Angeles County)</p>
<p>5-10-251-W Mr. John Oswald</p>	<p>Demolition of existing single family residence.</p>	<p>2531 Bayshore Dr., Newport Beach (Orange County)</p>
<p>5-10-253-W Mr. & Mrs. Robert Schiller</p>	<p>Demolition of a one-story, single-family residence and accessory structure on a 2,700 square foot lot, and construction of a three-story, 30-foot high, 2,390 square foot single-family residence with an attached two-car, 415 square foot garage.</p>	<p>1210 Cabrillo Ave, Venice (Los Angeles County)</p>
<p>5-10-256-W Del Rey Colony-Hoa, Attn: Mr. Dave Raddan</p>	<p>Drain, clean and repair a cement-lined fresh water pond. The man-made water body will be segmented into twelve sections and drained one section at a time into the sanitary sewer. Algae and silt will be vacuumed from the bottom of the drained sections and trucked to an upland landfill for disposal. The pond will be refilled with fresh water subsequent to cleaning.</p>	<p>600-690 Harbor Street (apn # run from 600 Harbor St., through 690 Harbor St.), Venice (Los Angeles County)</p>

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-230-G City Of Laguna Beach, Attn: Mr. Ken Frank	In order to reduce fire hazards, remove non-native plants, including but not limited to fountain grass, garland chrysanthemum and false brome, within 200 feet of the property line, as depicted on the attached exhibit. All native plants will be avoided.	At The Northern End Of Driftwood Drive (on property owned by Driftwood Properties LLC, within fire hazard abatement Zone 11), Laguna Beach (Orange County)
5-10-245-G Los Angeles County Flood Control District (Lacfd), Attn: Mr. Hector Bordas, Princinal Engineer	Remove one damaged timber piling from under a drain pipe pier, and install a temporary 6'x6' crib structure (using stacked concrete and timber blocks, and a jack) in its place to elevate and support the drain pipe until a permanent pile replacement project can be permitted.	Alamitos Bay Pump Station, Long Beach (Los Angeles County)
5-10-257-G Mr. Carol Ann Walker	Installation of 66 ft. long by 21 ft. high shotcrete retaining wall, on the seaward side of a bluff top home, from the edge of the existing 1950's era caissons to the northwest corner of the deck, and continuing to the northeast for 11 feet, as shown on attached plans submitted 10/11/10. All work shall occur on the applicant's property. Soil nails embedded beneath the house will be installed across the face of the proposed wall, in accordance with the plans and the soil nail analysis submitted 10/11/10. A 4 foot wide concrete drainage swale will be installed at the toe of the proposed wall. Installation of the components of the visual treatment which are structurally integral to the proposed shotcrete façade on the seaward face of the property is also proposed.	1203 Buena Vista, San Clemente (Orange County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-02-385-A6 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto, Chief Planning	Extend the period of use for another year for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.	Dockweiler State Beach, Venice Beach And Hermosa Beach, Los Angeles County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-154-E1 Seashore Village, LLC</p>	<p>Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site.</p>	<p>5515 River Avenue, Newport Beach (Orange County)</p>
<p>5-06-166-E1 Lone Oak Property Fund Llc, Attn: Ms. Marian Manzer</p>	<p>Tentative Parcel Map to subdivide a 2.87 acre lot into nine lots for residential development, 13,470 cubic yards of grading, a wetlands habitat enhancement/monitoring plan and a water quality management plan.</p>	<p>470 Camino San Clemente, San Clemente (Orange County)</p>
<p>5-07-210-E2 Los Angeles County Department Of Beaches & Harbors, Attn: Paul Wong</p>	<p>Rehabilitate and convert existing manually operated tide gate to an automated and electronically controlled system, and install trash rack.</p>	<p>Marina Way And Grand Canal, Marina Del Rey (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



November 1, 2010

Bror Monberg, Architect
P.O. Box 15653
Newport Beach, CA 92663

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your 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) 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#: 5-10-221 **APPLICANT:** Mark Itri

LOCATION: 402 39th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Remodel and addition of 482 square feet to an existing, two story, 27 foot high, single family residence, with an attached 507 square foot, two car garage. A new 331 square foot deck above the existing garage and a new 171 square foot roof deck are also proposed. Resultant structure will be 2,891 square foot, 27 foot high single family residence with attached garage and decks.

RATIONALE: The subject site is an interior, 2858 square foot lot that is land use designated RM Residential Medium Density in the City's certified Land Use Plan. No change to existing site drainage is proposed. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 17-19, 2010** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
Karl Schwing
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 5, 2010

Douglas Binder
714 Nowita Place
Venice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (b) of the Coastal Act.

Based on your 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: 5-10-223

APPLICANT: Douglas Binder

LOCATION: 2703 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing two-story, 1,844 square foot duplex into a single-family residence, including extensive interior and exterior renovations and construction of a two-story addition (two-car garage with recreation room above), resulting in a two-story, 25-foot high, 2,358 single-family residence with a 310 square foot garage on a 2,526 square foot beach front lot.

RATIONALE: The proposed project has been approved by the City of Los Angeles Planning Department (Case #DIR2010-2664-VSO-MEL, 9/27/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the single-family residence: a two-car garage accessed from the rear alley (Speedway). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 19, 2010 meeting in Santa Monica**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

November 1, 2010



Stiles Surveying
Attn: Leonard Stiles
2209 Carrie Avenue
Orange, CA 92867

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-10-192-W

APPLICANT: Donald Judy Cole, Pamela Whitesides,
Richard Farrell

LOCATION: 3322, 3224, 3226, 3328 Via Lido, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Subdivision of an existing lot to create two 41.5 foot wide lots and construction of fence.

RATIONALE: The subject lot is a 7470 sq. ft. bulkhead lot designated as Multiple Unit Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach Planning Department (AIC2010044). There are currently two detached two unit condominiums at the subject site. The proposed development consists of subdivision of the existing 83 foot wide lot into two 41.5 foot wide lots, and construction of a new fence. Four parking spaces are currently provided on-site for the existing four unit condominium; thus, the existing structure does not meet the Commission's typically applied requirement of 2 parking spaces per unit. No construction, aside from the construction of a fence, is proposed, and no additional parking is included as part of the project; therefore the project as proposed will not meet the Commission's typically applied parking requirement. However, further new development on the site would require the project to provide additional parking to meet the Commission's typically applied parking requirement. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, 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 their **November 17-19, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 3, 2010

Linda H. Phelan
80 Riversea Road
Seal Beach, CA 90740

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your 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#: 5-10-199 **APPLICANT:** Linda H. Phelan

LOCATION: 80 Riversea Road (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing trailer and installation of a new 324 square foot one-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will not exceed 13'-9" above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located between the first public road and the sea. The lot size is 840 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately 1/2 mile west of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 17-19, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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 requi

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



November 3, 2010

Kenny & Suong Wong
3560 East La Palma Avenue, #103
Anaheim, CA 90806

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-10-202 **APPLICANT:** Kenny & Suong Wong

LOCATION: 211 7th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,891 square foot, two-story single-family residence with an attached 452 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 50 cubic yards of import and fill and 95 cubic yards of recompaction, which will balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 2,937 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 7th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 17-19, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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

October 29, 2010



Eric F. Mossman
2025 W. Balboa Blvd, Suite B
Newport Beach, CA 92663

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-10-213-W

APPLICANT: Karen and Edward Cook

LOCATION: 527 Via Lido Soud, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing 2 story single family residence and garage, and construct new 5,407 sq. ft., 24' high single family residence.

RATIONALE: The subject lot is a 4,725 sq. ft. bulkhead lot designated as Single Unit Residential in the City's Certified Land Use Plan. The existing lot is protected by a bulkhead, similar to adjacent lots, and no work is proposed to the bulkhead. A structural engineer has inspected the bulkhead and determined that the bulkhead will last for the life of the proposed structure. The proposed project has been approved by the City of Newport Beach (AIC 2010047). Surface runoff will be directed towards bottomless trench drains to allow infiltration prior to discharge. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, 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 their **November 17-19, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 8, 2010

David R. Podleski
2341 Cloy Avenue
Venice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act

Based on your 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: 5-10-227**APPLICANT:** David R. Podleski**LOCATION:** 1117 Cabrillo Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story single-family residence and detached garage on a 2,550 square foot lot, and construction of a three-story, 35-foot high, 3,245 square foot single-family residence with an attached two-car, 385 square foot garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2010-2747, 10/4/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 30-to-35-foot height limit for structures in North Venice, and the single-family residence conforms to the Commission's density limit for the site. Adequate on-site parking is provided in the two-car garage. Vehicular access is provided only from Alhambra Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (665 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 19, 2010 meeting in Santa Monica** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



November 3, 2010

Mark Hudson
Mark Hudson Design
337 N. Heliothorpe Dr.
Los Angeles, CA 90004

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your 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#: 5-10-232

APPLICANT: Mr. & Ms. Steve Lee

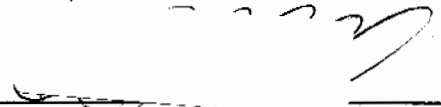
LOCATION: 645 N. Haverford Avenue, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of an approximately 3,987 square foot, two-story, 28 foot high, single-family residence with detached 466 square foot two car garage.

RATIONALE: The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles and not on a coastal or canyon bluff. The applicant has received an Approval in Concept No. ZA-2010-2804 AIC from the City of Los Angeles Planning Department (10/12/10). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades, therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their November 17-19, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: 
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 2, 2010

Ed Fagin, AIA - Designer
314 33rd Street
Newport Beach, CA 92663

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-10-233 **APPLICANT:** 118 39th Street, LLC

LOCATION: 118 39th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Construction of a new, 1,520 square foot (total for both units), three story, 29 foot high duplex with an attached two car garage and a two car carport (total of four parking spaces) on a vacant lot. The proposed project also includes two separate roof decks, one at 874 square feet and one at 251 square feet.

RATIONALE: The subject site is an interior, 2,375 square foot lot that is land use designated RM Residential Medium Density in the City's certified Land Use Plan. Measures to be incorporated into the site's drainage system to protect water quality include: side yard drainage will be collected in perforated pipes and directed to a bottomless french drain and installation of a bottomless trench drain across the driveway. The City of Newport Beach has reviewed and preliminarily approved this project (see AIC No. 2010045). The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their **November 17-19, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

By: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

November 1, 2010



Nest Architecture, Inc.
Attn: Kip Kelly, Jeremy Speckman
4248 Overland Ave, Suite 250
Los Angeles, CA 90025

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

Based on your 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#: 5-10-248-W

APPLICANT: Robert Dale Resnick, Trustee of RDR
Living Trust of 1996

LOCATION: 100 Fisherman Wharf (Redondo Beach Pier Approach, Redondo Beach, Los Angeles County)

PROPOSED DEVELOPMENT: Replacement and Alteration to existing façade, including replacement of pavers, tile, siding; addition of decorative elements. Demolition and remodel consisting of: redesign of existing stairway, creation of new pedestrian accessway, and reconfiguration of restroom.

RATIONALE: The subject lot is a 19,178 sq. ft. lot located on Redondo Beach Pier and designated as Commercial Recreation in the City's Certified Land Use Plan. The proposed project has been granted an approval in concept by the City of Redondo Beach. The proposed development consists of remodel of façade of structure, new surface materials, reconfiguration of stairway and creation of a new pedestrian passageway. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, 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 their **November 17-19, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: _____
GARY YIMM /
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

November 1, 2010



Tony Castillo
2434 Lincoln Blvd
Los Angeles, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

Based on your 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#: 5-10- 251-W**APPLICANT: John Oswald****LOCATION: 2531 Bayshore Drive, Newport Beach, Orange County****PROPOSED DEVELOPMENT: Demolition of existing single family residence.**

RATIONALE: The subject lot is a 4000 sq. ft. inland lot designated as Single Unit Residential in the City's Certified Land Use Plan. Although an inland lot, it is located between the first public road (Coast Highway) and the sea because the subject site is located in the locked gate community of Bayshores. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed project has been approved by the City of Newport Beach. The proposed development consists of demolition of the existing single family residence. No construction is proposed for the site at this time. Sandbags are proposed during demolition to prevent runoff from traveling off-site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, 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 their **November 17-19, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 8, 2010

Sabrina S. Schiller
1661 Casale Road
Pacific Palisades, CA 90272

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments Section 30624.7 of the Coastal Act

Based on your 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: 5-10-253 **APPLICANT:** Sabrina & Robert Schiller

LOCATION: 1210 Cabrillo Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story single-family residence and accessory structure on a 2,700 square foot lot, and construction of a three-story, 30-foot high, 2,390 square foot single-family residence with an attached two-car, 415 square foot garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2010-0197, 1/26/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (1/26/10). The proposed project conforms with the Commission's 30-to-35-foot height limit for structures in North Venice. Adequate on-site parking is provided in the two-car garage. Vehicular access is provided only from Valencia Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,185 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 19, 2010 meeting in Santa Monica** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



November 5, 2010

R.C. Brody, Senior Restoration Ecologist
Impact Sciences, Inc.
803-A Camarillo Springs Road
Camarillo, CA 93012

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
Section 30624.7 of the Coastal Act**

Based on your 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: 5-10-256 **APPLICANT:** Del Rey Colony Home Owners Assoc. (Dave Raddan)

LOCATION: 600-690 Harbor Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Drain, clean and repair a cement-lined fresh water pond. The man-made water body will be segmented into twelve sections and drained one section at a time into the sanitary sewer. Algae and silt will be vacuumed from the bottom of the drained sections and trucked to an upland landfill for disposal. The pond will be refilled with fresh water subsequent to cleaning.

RATIONALE: The 1.3-acre cement-lined fresh water pond, which is in the center of a 54-unit condominium project constructed in the 1980s, is located about a half mile from the ocean. Water depths reach four feet. The City of Los Angeles Bureau of Sanitation has permitted the drained water (1.55 million gallons total) to be channeled through the City's sewer pipes to the City of Los Angeles Hyperion Water Treatment Facility. No discharges are permitted into storm drains that lead to the ocean.

The biological assessment conducted for the project determined that, due to its isolation from any natural setting, it is unlikely that any native flora or fauna (other than birds) would be present in this highly urbanized location (Impact Sciences, Inc. 8/2/2010). The fact that the pond is stocked with non-native predatory fish (koi) and red-eared sliders (non-native turtles) makes it very unlikely that any native fish could be present. A biologist will supervise the draining of the pond to assess the presence of any sensitive species and to move animals out of harms way. If any sensitive species are found, the project will be suspended and the California Department of Fish and Game (DFG) will be notified immediately. DFG has reviewed the project pursuant to Lake or Streambed Alteration Notification No. 1600-2010-0266-R5 and the department has no concerns. Additionally, the Army Corps of Engineers has reviewed the project and determined that the water body is not subject to its jurisdiction (File No. SPL-2010-00689-CO).

The City of Los Angeles Department of Planning has approved the project (AIC No. ZA-2010-2790), and the City Department of Public Works has issued its determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1, Category 4 of the City CEQA Guidelines (Article III, Section 1) and Section 15301(d) of the State CEQA Guidelines.

The proposed project will not adversely affect water quality, marine resources or coastal access and recreation. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 19, 2010 meeting in Santa Monica** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card 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.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: OCTOBER 13, 2010

EMERGENCY PERMIT: 5-10-230-G

APPLICANT: City of Laguna Beach

LOCATION: On property owned by Driftwood Properties LLC, at the northern end of Driftwood Drive (within City-designated fire hazard abatement Zone 11), Laguna Beach (Orange County);
Assessor Parcel No.s : 056-240-65, 056-240-57, 656-191-40

EMERGENCY WORK PROPOSED: In order to reduce fire hazards, remove non-native plants, including but not limited to fountain grass, garland chrysanthemum and false brome, excepting there-from non-native plants that are over-story to and necessary for the survival of bigleaf crownbeard (*Verbisina dissita*), within 200 feet, or less, of the property line in the boundary of the area depicted on the attached exhibit (Exhibit A). All native plants will be avoided.


This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a fire hazard due to the growth of non-native fire prone vegetation requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By  Sherilyn Sarb

Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director. This emergency permit shall not be construed as authorizing any unpermitted development previously undertaken on the subject property.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to obtain follow-up authorization for the development undertaken in this emergency permit, and to request implementation of an ongoing plan to address fire hazards on the property through the planting of fire resistant native plant species and permanent removal of non-native plant species. If no such application is received and/or filed complete within 150 days of the date of this permit, the emergency development shall be deemed to be unpermitted. These deadlines may be extended or waived, in writing, for good cause by the Executive Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. As proposed by the applicant, no native plants will be removed, including but not limited to, all native woody species, native bunch grasses and all special status plant species (e.g. bigleaf crownbeard (*Verbisina dissita*)).
8. As proposed by the applicant, native plants, and non-native plants that are required over story to *Verbisina dissita*, located within the proposed work area will be identified (e.g. flagged) for avoidance by work crews, or otherwise protected under the guidance of a qualified biological monitor.
9. As proposed by the applicant, non-native plants that are over-story to and necessary for the survival of bigleaf crownbeard (*Verbisina dissita*) will be avoided.
10. As proposed by the applicant, all non-native plant removal will occur by hand; no goats will be used.
11. Pre-project site biological conditions shall be documented through photographs of the site, mapping and other appropriate documentation prior to commencement of work. Post-project conditions shall also be similarly documented and an analysis prepared identifying all impacts to native plant species caused by the proposed project. While no native plants or their non-native over story are proposed to be impacted, any such inadvertent or unexpected impacts to native plants, or non-native plants that are over-story to and necessary for the survival of bigleaf crownbeard (*Verbisina dissita*), shall be mitigated. The pre and post project biological condition documentation shall be submitted in conjunction with the follow-

up regular coastal development permit application, along with a mitigation plan if adverse impacts to native plants occurs.

12. The applicant shall provide written notification to the Executive Director of the date and time that the work will commence at least two (2) business days prior to commencement of the work.
13. This permit does not supersede or replace any requirements imposed under California Coastal Commission enforcement order numbers CCC-06-RO-03 (Athens Group), CCC-10-CD-02 (Gromet) and CCC-10-RO-02 (Gromet). Compliance with all provisions of these consent orders is required. Through acceptance of this permit, the applicant agrees to avoid disturbing any of the habitat restoration areas occurring on the property. In the event that any such restoration area is disturbed in the course of or as a result of the proposed work, applicant agrees to take all steps necessary, in a timely fashion, to return the disturbed restoration area to the condition in which it existed prior to the disruption caused by the applicant.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages, if required under the Coastal Act.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

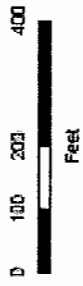
Enclosures: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department



Legend

- Zone B - 100-foot wide Native Succulent Plantings
- Zone B - Full Avoidance - No Vegetation Thinning
- Zone C - 100-foot wide 50% Thinning
- Zone C - Full Avoidance - No Vegetation Thinning
- Ca. Sagebrush/Ca. Buckwheat Scrub, 2.3.1
- Coastal Goldenbush-Greaseland, d.2.8.3
- Disturbed Chaparral Sage Scrub, d.3.1.6
- Disturbed Southern Maritime Chaparral, d.3.6
- Maritime Chaparral-Sage Scrub, 3.1.6
- Mixed Sage Scrub-Greaseland, d.2.8.5
- Non-woody Commercial/Industrial/Institutional, 15.3
- Ornamental Plantings, 15.5
- Sagebrush Scrub, 2.3.6
- Southern Maritime Chaparral, 3.6
- Verticillate Chaparral Sage Scrub, 2.3
- Limits of City Defined PMZ
- Limits of Area Subject to Non-native Plants Removal Only for 2010/2011
- Location of Gromet Crowbeard Locations to be Avoided
- GLA Crowbeard Reference Plot to be Avoided
- GLA Crowbeard Restoration Plot to be Avoided



FUEL MODIFICATION ZONE 11
 Vegetation Map With Fuel Modification Zones

GLENN LUKOS ASSOCIATES

Exhibit A - October 11, 2010

2010 - 2012 California Department of Forestry and Fire Protection, Statewide Fire Hazard Reduction Act, Chapter 11, 2010

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: October 21, 2010
EMERGENCY PERMIT: 5-10-245-G
APPLICANT: County of Los Angeles Flood Control District (Jemellee Cruz)
LOCATION: 5437 E. Ocean Boulevard (Alamitos Bay Pump Station), City of Long Beach, Los Angeles County.

EMERGENCY WORK PROPOSED: Remove one damaged timber piling from under a drain pipe pier, and install a temporary 6'x 6' crib structure (using stacked concrete and timber blocks, and a jack) in its place to elevate and support the drain pipe until a permanent pile replacement project can be permitted.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above subject to the special conditions of approval contained on page two. I understand from your information that an unexpected occurrence in the form of one drain pipe pier support pile decayed to the point of failure requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within thirty days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act and the City of Long Beach LCP.

The work is hereby approved, subject to the attached conditions.

Sincerely,

Peter M. Douglas
Executive Director

By: [Signature]
Title: Coastal Program Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within seven (7) days.
2. Only that work specifically described above and for the specific property listed above is authorized.
3. The work authorized by this permit must be completed within thirty days of the date of this permit, unless the Executive Director grants additional time for good cause.
4. Disturbance to the ocean bottom and intertidal areas shall be minimized. During pile removal and excavation silt curtains shall be maintained around the project site in order to control turbidity and contain debris.
5. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
6. Construction staging activities and equipment and materials storage areas shall not be located in intertidal areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
7. Pouring of concrete is not permitted.
8. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
9. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
10. Within ninety days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit for a permanent pile replacement project or to have the emergency work be considered permanent.

If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular Coastal Development Permit would be subject to all of the provisions of the California Coastal Act and the certified City of Long Beach Local Coastal Program and may be conditioned accordingly. Condition number ten (10) requires the permittee to apply for a Coastal Development Permit within ninety days.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosure: Acceptance Form
cc: Local Planning Department

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: OCTOBER 29, 2010

EMERGENCY PERMIT: 5-10-257-G

APPLICANT: Carol Ann Walker

LOCATION: 1203 Buena Vista, San Clemente (Orange County)

EMERGENCY WORK PROPOSED:

Installation of 66 ft. long by 21 ft. high shotcrete retaining wall, on the seaward side of a bluff top home, from the edge of the existing 1950's era caissons to the northwest corner of the deck, and continuing to the northeast for 11 feet, as shown on attached plans submitted 10/11/10. All work shall occur on the applicant's property. Soil nails embedded beneath the house will be installed across the face of the proposed wall, in accordance with the plans and the soil nail analysis submitted 10/11/10. A 4 foot wide concrete drainage swale will be installed at the toe of the proposed wall. Installation of the components of the visual treatment which are structurally integral to the proposed shotcrete façade on the seaward face of the property is also proposed.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of erosion undermining the foundation of a bluff top home caused by the collapse of a portion of a shotcrete retaining wall requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____

Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. All necessary best management practices to control runoff and erosion during construction shall be implemented.
8. As a condition for approval of the development proposed by this emergency permit, the City of San Clemente has required sculpting and colorization of the shotcrete over the exterior of the four 1950's-era caissons located at the southern end of the lot, matching the appearance of the bluff to the maximum extent feasible, to reduce visual impacts of the existing and proposed development. No construction for the visual treatment required by the City, or for the visual treatment for the proposed shotcrete façade is authorized by this emergency permit, except for those portions of the treatment that are structurally integral and related to the proposed shotcrete wall and must be installed concurrent with its construction. Approval of all supplementary visual treatment including for the existing caissons and proposed retaining wall must be sought through the follow-up permit, and implemented as approved by the Commission.
9. In conjunction with the application for a follow-up permit, the permittee shall provide the following:
 - (a) A plan detailing the additional steps required to reduce visual impacts of the proposed shotcrete wall and the steps required to comply with the City's requirement for visual treatment of the 1950's era caissons. The plan should demonstrate that all exposed surfaces of the retaining structure approved by this emergency permit and the adjacent 1950's era caissons are faced with a sculpted concrete surface that mimics natural undulating bluff landforms in the vicinity in terms of integral mottled color, texture, and undulation. Any protruding concrete elements (e.g., corners, edges, etc.) should be contoured in a non-linear manner designed to evoke natural bluff undulations. The plan should include a visual simulation of the proposed visual treatment.

- (b) Drainage plan prepared by an appropriately licensed professional. The plan should evaluate opportunities to correct any current deficiencies in the existing drainage system. Drainage shall be directed to the street, instead of toward the bluff, to the maximum extent feasible.
- (c) Plan for hand removal and appropriate disposal of construction debris and failed portions of the shotcrete wall.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach at (562) 590-5071.

Enclosure: Acceptance Form

cc: Local Planning Department, File

CALIFORNIA COASTAL COMMISSION

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



5-02-385A6

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: November 10, 2010

SUBJECT: Permit No. **5-02-385** granted to Los Angeles County Department of Beaches and Harbors, for:

Construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

PROJECT SITE: Venice Beach, Dockweiler State Beach, and Hermosa Beach, Los Angeles County.

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):

Extend the period of use for another year for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The construction of five seasonal sand berms for winter storm wave protection was initially approved by the Commission in March 2003. The Coastal Development Permit expired after the first season and allowed the applicant to extend the permit for an additional year with the approval of an amendment. This amendment is the sixth extension. There has been no reported adverse impacts associated with the construction of the temporary berms over the last season and the conditions of the original permit, which included, timing of construction, operational responsibilities, and sensitive species monitoring will continue to be in effect. The proposed development as conditioned will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

(5-08-154-E1)

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

10 November 2010

Notice is hereby given that **Dacor Estates** has applied for a one-year extension of Coastal Development Permit **5-08-154**, as amended, granted by the California Coastal Commission on **October 16, 2008** for:

Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site. More specifically described in the application file in the Commission offices.

At: **5515 River Avenue, Newport Beach, County of Orange County**

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,
PETER M. DOUGLAS
Executive Director

By: Fernie Sy
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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

**(5-06-166-E1)**

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

November 10, 2010

Notice is hereby given that **Lone Oak Property Fund, attn: Marian Manzer** has applied for a one year extension of Coastal Development Permit **5-06-166**, granted by the California Coastal Commission on **October 16, 2008** for:

Tentative Parcel Map to subdivide a 2.87 acre lot into nine lots for residential development, 13,470 cubic yards of grading, a wetlands habitat enhancement/monitoring plan and a water quality management plan.

at: **470 Camino San Clemente, San Clemente, Orange County**

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,
PETER M. DOUGLAS
Executive Director

By: John Del Arroz
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

November 10, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Los Angeles County Department Of Beaches & Harbors, Attn: Paul Wong** has applied for a one year extension of Permit No:5-07-210 granted by the California Coastal Commission on **November 15, 2007** for:

Rehabilitate and convert existing manually operated tide gate to an automated and electronically controlled system, and install trash rack.

at **Marina Way And Grand Canal, Marina Del Rey (Los Angeles County)**

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,
PETER M. DOUGLAS
Executive Director

By: AL PADILLA
Coastal Program Analyst

cc: Local Planning Dept.
Los Angeles Co. Dept. Of Public Works, Attn: David Howard