

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

Item W9 & W22**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

For the January 2014 Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: January 3, 2014

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, South Coast District Deputy Director, Orange County
John Ainsworth, South Coast District Senior 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 January 2014 Coastal Commission hearing.

On Wednesday, January 8, 2014, Item W9 the following items for Los Angeles County will be reported to the Commission:

DE MINIMIS WAIVERS

5-13-0981-W
5-13-1047-W
5-13-1050-W
5-13-1093-W
5-13-1124-W
5-13-1125-W
5-13-1129-W
5-13-1213-W
5-13-1242-W
5-13-1282-W
5-13-1287-W

IMMATERIAL AMENDMENTS

5-01-037-A8

EXTENSION - IMMATERIAL

5-05-236-E7

SOUTH COAST DEPUTY DIRECTOR'S REPORT

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On Wednesday, January 8, 2014, the following items W22 for Orange County will be reported to the Commission:

DE MINIMIS WAIVERS

5-13-0998-W

5-13-1096-W

5-13-1168-W

5-13-1170-W

5-13-1201-W

5-13-1202-W

5-13-1277-W

5-13-1335-W

IMMATERIAL AMENDMENTS

5-12-274-A1

DETAIL OF ATTACHED MATERIALS

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>
5-13-0981-W 340 Sixth Street, LLC	Demolition of the existing single family residence and construction of two new attached 30' high condominium units with a total gross square footage of 6,020 sq. ft.	1160 Cypress Avenue, Hermosa Beach, Los Angeles County
5-13-0998-W Attn: Hank & Molly Pellegrini	Demolish existing 1,825 sq. ft. single family residence and construct new 2-story 28' 6" tall, 3,878 sq. ft. single family residence with attached 712 sq. ft. garage on level lot.	2821 Bayshore Drive, Newport Beach, Orange County
5-13-1047-W Attn: Robert Rose	Demolition of a one-story, 754 square foot single-family residence on a 2,500 square foot lot, and construction of a two-story, thirty-foot high (with one 33-foot high roof access structure), 2,085 square foot single-family residence with an attached 380 square foot (two-car) garage.	833 Oxford Avenue, Venice, City of Los Angeles, Los Angeles County
5-13-1050-W Synergy Oil & Gas, LLC	Trimming and removal of non-native plants and trees, and ongoing maintenance of open space using machetes, weed whackers and chain saws. No herbicides will be used. No bird nests will be disturbed. All work will be supervised by a qualified biologist or wetland ecologist. All trimmings will be disposed of at an appropriate off-site location. Weed removal, tree removal, and tree trimming will take place outside of the breeding and nesting season of marsh bird and other sensitive bird species, which is January 1 through September 30.	6433 E. Second Street (Los Cerritos Wetlands situated North of East Second Street and West of Studebaker Road), City of Long Beach, Los Angeles County
5-13-1093-W Attn: Hassan Behbehani	Construct new 2-story 22' 10 3/4" tall, 2,020 sq. ft. single family residence with attached garage and pool on level, open lot.	634 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-1096-W Attn: Kirt & Diane Wood	Install a stainless steel railing, posts, and horizontal bars on a cantilevered deck at 4031 Morning Star Drive in the Huntington Harbor area of Huntington Beach. The scope of work for the project affects only the 5-foot cantilevered portion of an existing concrete deck. No structural modifications or additions to the existing deck are proposed. The proposed work involves replacing the existing guardrail system with a new 42" high stainless steel guardrail system. The project also includes adding a raised pedestal stepping stone system to the existing concrete surface of the cantilevered deck and installing a curb at the waterside edge of the deck to prevent stormwater runoff from entering the harbor directly.	4031 Morning Star Drive, Huntington Beach, Orange County
5-13-1124-W Attn: Stephen Abronson	Combine 2 existing lots for a total of 0.15 acre lot. Demolish existing 649 sq. ft. single family residence and construct new 3 unit, 3 level, 23 ft. high, 3,240 sq. ft. attached condominiums with subterranean covered parking for 6 cars on level 6,644 sq. ft lot and 2 subterranean retaining walls.	2316 Third Street, Santa Monica, Los Angeles County
5-13-1125-W Attn: Chris Holenstein	Demolition of the existing two unit, 1,562 sq. ft. apartment structure, and construction of two detached 2,262 and 2,380 sq. ft., three-story, 31' 6" high residential condominiums with roof decks. In addition, each condominium will have a private two-car garage with one additional guest parking space located in the motor court area between the buildings. Grading consists of 880 cubic yards of cut.	810-812 Loma Drive Hermosa Beach, Los Angeles County
5-13-1129-W Attn: Alison Goodwin	Two-story addition to the rear of existing one-story, 951 sq. ft. single-family residence on a 3,600 sq. ft. lot. the existing detached two-car 397 sq. ft. garage, 172 sq. ft. accessory building, and 363 sq. ft. of the existing residence will all be removed. The updated single-family residence will be 2,089 sq. ft., and 25-feet high, with a 260 sq. ft. indoor garage containing a City of Los Angeles Department of Building and Safety approved car lift.	2408 Clement Avenue, Venice, City of Los Angeles, Los Angeles County

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-1168-W Attn: Leanne Woodall	Remove an existing mobile home and replace with a new approximately 1,688 square foot two-story manufactured home with a one-car carport. The maximum height of the residence will be approximately 25-feet 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. Landscaping proposed to be drought tolerant and non-invasive plants.	119 Yorktown (Bayside Village Mobile Home Park), Newport Beach, Orange County
5-13-1170-W Attn: Phillip & Anne Curry	Addition and remodel of an existing 1,868 square foot one-story, single-family residence with an attached 429 square foot two (2)-car garage. The proposed project includes: 1) removal of 141 square feet of existing habitable 1st floor area and 2) an addition of a new 959 square foot 2nd floor. Post project, the one-story single-family residence will be 2,827 square feet with an attached 429 square foot two (2)-car garage. No grading is proposed. The maximum height of the structure will not exceed 23-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	705 Taper Drive, Seal Beach, Orange County
5-13-1201-W Attn: Paul Steelman	Demolition of an existing 2-story single-family dwelling and construction of a new 2-story 2,351 square foot single-family residence (excluding attached two-car garage) on a level lot. The maximum height of the structure will be 29 feet above finished grade. Grading will consist of 235 cubic yards of cut and 235 cubic yards for purposes of recompaction, which will balance on site.	221 Coral Avenue, Newport Beach, Orange County

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-1202-W City of San Clemente, Attn: Jim Pechous, City Planner	Repair/maintenance and expansion of an existing 865 sq. ft., 12' high, public restroom structure consisting of a complete interior remodel, new plumbing, toilets, lavatories, doors, interior coating and protective exterior wall finishes, new roof; and removal of an existing screenwall, decorative timber poles, part of a paved area and minor landscaping to provide two additional new attached (90 sq, ft, each) ADA (Americans w/Disabilities Act) compliant family-style masonry restrooms with typical 2-foot deep CMU wall footing foundation. No new landscaping is proposed.	615 Avenida Victoria, Public Restroom at Base of Pier San Clemente, Orange County
5-13-1213-W Mercury Construction, Attn: Adi Cohen	Demolition of a one-story 837 square foot single family residence and construction of a 2,019 square foot three-story single family residence, with a maximum height of 30 feet. Two on-site tandem parking spaces will be included in the construction of this development.	808 E Brooks Avenue, Venice, City of Los Angeles, Los Angeles County
5-13-1242-W Attn: Scott Ames	Demolition of a one-story, 847 square foot single-family residence on a 4,200 square foot lot, and construction of a two-story, 25-foot high, 2,372 square foot single-family residence with an attached 382 square foot (two-car) garage.	825 W Crestmoore Place, Venice, City of Los Angeles, Los Angeles County
5-13-1277-W Attn: Jami Lynn Deusterman	Demolition of a single family residence with no on-site parking and construction of a 3-story, 29 foot tall, 2,582 square foot single family residence including an attached, 465 square foot, two-car garage. Grading, to direct runoff to drains at the corners of the property, will be conducted.	120 BALBOA BLVD 06059-048-072-19
5-13-1282-W Attn: Tiffany Rochelle	Demolition of a one-story, 944 square foot single-family residence and detached 160 square foot garage, and construction of a two-story, 28-foot high, 2,010 square foot single-family residence with a detached two-car, two-story garage. The first level of the garage will be 400 square feet and designated for parking. The second level of the garage will be 408 square feet and designated as a recreational room. There will be an additional uncovered on-site parking spot. Grading involved for improved drainage of the site.	826 Amorosa Place, Venice, City of Los Angeles, Los Angeles County

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-1287-W Attn: Tiffany Rochelle	Demolition of a one-story, 1,468 square foot single-family residence and detached 545 square foot garage, and construction of a two-story, 28 – 30 ½ - foot high, 2,872 square foot single-family residence and a detached 585 square foot (three-car), one-story garage with an attached 585 square foot, one-story recreation room. Additional construction of an in ground spa in the backyard.	832-834 Amoroso Place, Venice, City of Los Angeles, Los Angeles County
5-13-1335-W Attn: Wayne & Cynthia Tomlinson	In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of extending the existing ground floor at grade cement sideyard walkways a maximum 10-feet seaward (3 wide' x 10' long), beyond the property boundary, into land (beach area) that is leased by the Surfside Colony to the applicant. The new side yard extensions will not extend past the edge of the existing ground floor at grade cement patio that already exists. Post project, the ground floor at grade patio will be 25' x 10' (250 square feet). No grading is proposed. Drainage from the roof and surface water sheet flow will be directed into new proposed infiltration trenches located within the new sideyard extensions that will provide permeable areas before entering the main storm drain system.	95 Surfside, Seal Beach, 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>
5-01-037-A8 Attn: Fantasea Charters & Los Angeles County Beaches & Harbors	Amendment of special Condition No. 1 of CDP No. 5-01-037 to allow continued use of portion of dock at Parcel 77, Marina del Rey for two (2) additional years.	13570 Mindanao Way (Parcel 77) Marina Del Rey, County of Los Angeles
5-12-274-A1 Attn: Bill Patton	Modify the design of the previously approved dock project to widen the approach to the boat slip from 9' 6" closer to the property line with the house at 305 North Star Lane, Newport Beach. The outer dock finger will increase in length by 4" from 40' 11" to 41' 3" total water coverage will decrease from 516 square feet to 500 square feet. The revisions to the dock design received an Approval in Concept from the City of Newport Beach Harbor Resources Division on December 5, 2013.	301 North Star Lane Newport Beach, Orange County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-236-E7 Attn: Palisades Landmark, LLC	As Amended: Approved 54 unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.	17331 - 17333 Tramonto Drive Pacific Palisades, Los Angeles County

CALIFORNIA COASTAL COMMISSION

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



12/30/2013

Srour + Assoc
1001 6th Street, Ste 110
Manhattan Beach, CA 90266

**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#: 5-13-0931-W

APPLICANT: 340 6th St LLC

LOCATION: 1160 Cypress Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of two new attached 30' high condominium units with a total gross square footage of 6,020 sq. ft.

RATIONALE: The subject lot is a 3991 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Five parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable pavers, perforated drain line, and landscaped areas, for on-site infiltration. 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 **January 8-10, 2013** 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.

CHARLES LESTER
Executive Director

by: _____
Al Padilla
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



December 18, 2013

Craig S. Hampton
46 Mallard Court
Magalia, CA 95954

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#: 5-13-0998

APPLICANT: Hank and Molly Pellegrini

LOCATION: 2821 Bayshore Drive, Newport Beach, Orange County, CA

PROPOSED DEVELOPMENT: Demolish existing 1,825 sq. ft. single family residence and construct new 2-story 28' 6" tall, 3,878 sq. ft. single family residence with attached 712 sq. ft. garage on level lot.

RATIONALE:

The subject site is a 5,072 square foot lot designated single unit residential in the City of Newport Beach Land Use Plan (LUP). The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site. The subject site is located in the locked gate community of Bayshores between the first public road (Coast Highway) and the sea and does not provide public access. The nearest public coastal access is located upcoast adjacent to the Bayshores Community at the Balboa Bay Club and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 January 8-10, 2014 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.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Al Padilla
Supervisor, Regulation & Planning

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Long Beach, CA 90802-4302
(562) 590-5071



December 20, 2013

Monica Oller, Oller & Pejic Architecture
935 East Edgeware Road
Los Angeles, CA 90026

**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: 5-13-1047

APPLICANTS: Robert & Catherine Ross

LOCATION: 833 Oxford Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 754 square foot single-family residence on a 2,500 square foot lot, and construction of a two-story, thirty-foot high (with one 33-foot high roof access structure), 2,085 square foot single-family residence with an attached 380 square foot (two-car) garage.

RATIONALE: The proposed project, which is located more than one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-3412-VSO-MEL, 10/28/13) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for structures in the Oxford Triangle area of Venice area (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided (two-car garage and a third space on the driveway apron, all accessed from Burrell Place, 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 (777 square feet of permeable landscaped area will be maintained on the 2,500 square foot lot). 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 (Local Coastal Program).

This waiver will not become effective until reported to the Commission at its **January 8, 2014 meeting in San Diego** 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.

CHARLES LESTER
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



December 20, 2013

Lenny Arkinstall, Los Cerritos Wetlands Stewards, Inc.
6289 E. Pacific Coast Highway
Long Beach, CA 90803

**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: 5-13-1050

APPLICANT: Synergy Oil & Gas, LLC

LOCATION: 6433 E. Second Street (Los Cerritos Wetlands situated north of East Second Street and west of Studebaker Road), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Trimming and removal of non-native plants and trees, and ongoing maintenance of open space using machetes, weed whackers and chain saws. No herbicides will be used. No bird nests will be disturbed. All work will be supervised by a qualified biologist or wetland ecologist. All trimmings will be disposed of at an appropriate off-site location. Weed removal, tree removal, and tree trimming will take place outside of the breeding and nesting season of marsh bird and other sensitive bird species, which is January 1 through September 30.

RATIONALE: The proposed invasive plant control project is located in the Los Cerritos Wetlands area in southeast Long Beach. The project site is an active oil production site with several active wells, pipelines, and homeless encampments. The project site also provides habitat for common shorebirds, marsh birds, water fowl and birds of prey. Myoporum, pampas grass and other exotic weeds would be removed while leaving the native plants undisturbed. Non-native Washington fan palms would be also trimmed and/or removed to reduce fire risks. The proposed project will discourage the establishment of encampments, reduce fire hazard, benefit native vegetation, and enhance natural habitat in this sensitive open space area. The proposed activities will occur outside of the breeding and nesting season of sensitive bird species. The proposed project will not adversely affect public access, recreation or visual resources. The proposed 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 for the area.

This waiver will not become effective until reported to the Commission at its **January 8, 2014 meeting in San Diego** 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.

CHARLES LESTER
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



December 22, 2013

Andrew Parks
12210 Nebraska Ave.
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#: 5-13-1093

APPLICANT: Hassan Behbehani

LOCATION: 634 Milwood Ave. Venice, Los Angeles County, CA

PROPOSED DEVELOPMENT: Construct new 2-story 22' 10 3/4" tall, 2,020 sq. ft. single family residence with attached garage and pool on level, open lot.

RATIONALE:

The subject site is a 5,403 square foot lot in the city of Venice, CA. The site has a previous permit Wavier de Minimis for the demolition of a 1 story, 4 unit apartment building # 5-11-230-W issued March 9, 2012. The proposed development has been approved by the City of Los Angeles Planning Dept (case #DIR 2013-3141-VSO) and is consistent with the RD 1.5-1 zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits (25-30 ft) for structures in the Milwood area of Venice. The driveway and garage will be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site using downspouts and filtration planter boxes. The subject site is located inland of Abbot Kinney Blvd., is not near the Venice Canals, and is not between the first public road (Pacific Ave.) and the sea. The nearest public coastal access is located at the West end of North Venice Blvd. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **January 8-10, 2014** 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.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Al Padilla
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071



December 20, 2013

Trifon Metodiev
1350 Coronado Avenue
Long Beach, CA 90804

**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 #: 5-13-1096-W**APPLICANT: Kurt & Diane Wood****LOCATION: 4031 Morning Star Drive, Huntington Beach (Orange County)**

PROPOSED DEVELOPMENT: Install a stainless steel railing, posts, and horizontal bars on a cantilevered deck at 4031 Morning Star Drive in the Huntington Harbor area of Huntington Beach. The scope of work for the project affects only the 5-foot cantilevered portion of an existing concrete deck. No structural modifications or additions to the existing deck are proposed. The proposed work involves replacing the existing guardrail system with a new 42" high stainless steel guardrail system. The project also includes adding a raised pedestal stepping stone system to the existing concrete surface of the cantilevered deck and installing a curb at the waterside edge of the deck to prevent stormwater runoff from entering the harbor directly.

RATIONALE: The subject property is a 5,068 square foot lot in the Huntington Harbor area of Huntington Beach. The area is zoned Low Density Residential by the city. On April 17, 2013, the Huntington Beach Zoning Administrator approved Coastal Development Permit No. 13-001 (5-HNB-13-0255) for construction of new two-story, approximately 4,482 sq. ft. residence on the property. On November 12, 2013, the City of Huntington Beach issued an Approval in Concept for installation of the new deck railing and raised stepping stone system. To protect water quality, the applicant has agreed to avoid use of soaps, paints, detergents or any products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye on the deck. Adequate measures to protect water quality have been incorporated into the project design and construction phase. All stormwater runoff from the cantilevered deck will be conveyed through a drainage system to the street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The project is consistent with past Commission actions in the Huntington Harbor area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 8, 2014 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.

CHARLES LESTER
Executive Director

By: _____
Jeffrey Rabin
Coastal Program Analyst

cc: Commissioners/File

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December 18, 2013

Stephen Abornson
651 Strand Street
Santa Monica, CA 90405

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#: 5-13-1124

APPLICANT: Stephen Abornson

LOCATION: 2316 Third Street, Santa Monica, Los Angeles County, CA

PROPOSED DEVELOPMENT: Combine 2 existing lots for a total of 0.15 acre lot. Demolish existing 649 sq. ft. single family residence and construct new 3 unit, 3 level, 23 ft. high, 3,240 sq. ft. attached condominiums with subterranean covered parking for 6 cars on level 6,644 sq. ft lot and 2 subterranean retaining walls.

RATIONALE:

The proposed project is located on the fourth block from the beach and within a developed residential neighborhood zoned OP2 (low density Ocean Park, low multiple family). The proposed project meets the Commission's parking requirement of 2 spaces per residential unit at 6 spaces total and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water through down spouts and a retention pit on site. The subject site is not between the first public road (Ocean Ave.) and the sea and will have no impacts on existing coastal access. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 January 8-10, 2014 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.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Al Padilla
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

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



December 18, 2013

Srour & Associates, LLC
1001 6th Street, Suite 110
Manhattan Beach, CA 90266

**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#: 5-13-1125**APPLICANT: Chris Holenstein****LOCATION: 810-812 Loma Drive, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing two unit, 1,562 sq. ft. apartment structure, and construction of two detached 2,262 and 2,380 sq. ft., three-story, 31'6" high residential condominiums with roof decks. In addition, each condominium will have a private two-car garage with one additional guest parking space located in the motor court area between the buildings. Grading consists of 880 cubic yards of cut.

RATIONALE: The subject lot is a 3,604 sq. ft. lot designated as R-3 High Density Residential in Hermosa Beach's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. A total of five parking spaces are on site with two private parking spaces available for each condominium and an additional space for guest parking, meeting the Commission's requirement of two parking spaces per unit. Best management practices will be incorporated throughout the course of construction, and adequate measures to address water quality have been incorporated in the project design. Drainage plans include gutters and downspouts, trench drains and site area drains connected to a water filter and sump pump with overflow directed to the storm drain system. Permeable surface materials are to be used in the driveway, guest space, and motor court area. 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 **January 8-10, 2014** 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.

CHARLES LESTER
Executive Director

by: _____
Matt Stone
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



December 18, 2013

Claudia Wiehen
729 Indiana 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: 5-13-1129

APPLICANTS: Alison Goodwin and Tom Weissferdt

LOCATION: 2408 Clement Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Two-story addition to the rear of existing one-story, 951 sq. ft. single-family residence on a 3,600 sq. ft. lot. The existing detached two-car 397 sq. ft. garage, 172 sq. ft. accessory building, and 363 sq. ft. of the existing residence will all be removed. The updated single-family residence will be 2,089 sq. ft., and 25-feet high, with a 260 sq. ft. indoor garage containing a City of Los Angeles Department of Building and Safety approved car lift.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-3603-VSO, 11/12/13) and is consistent with the R-1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area. Adequate on-site parking is provided for the proposed single-family residence: two-car (1 standard/1compact) car lift within the new attached garage, plus two additional guest compact parking spaces in the rear yard driveway area, all accessed from 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 (2,016 sq. ft. of permeable area will be maintained on the 3,600 sq. ft. lot). 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 **January 8-10, 2014 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.

Charles Lester
Executive Director

Matt Stone
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



December 20, 2013

Stephen Almquist
22481 Goldrush
Lake Forest, CA 92630

**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#: 5-13-1168-W

APPLICANT: Leanne Woodall

LOCATION: 119 Yorktown (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and replace with a new approximately 1,688 square foot two-story manufactured home with a one-car carport. The maximum height of the residence will be approximately 25-feet 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. Landscaping proposed to be drought tolerant and non-invasive plants.

RATIONALE: The subject site consists of a 2,458 square foot mobile home space located within a 270 space mobile home park that is designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located on an interior lot, but which is between the first public road and the sea. The subject mobile home space is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by the Department of Housing and Community Development (HCD), not the City. 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. One (1) parking space is provided on site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds, a total of 160 parking spaces. The proposed project 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 Upper Newport Bay is available near the site at the end of North Bayside Drive. 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 effects 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 January 8-10, 2014 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.

CHARLES LESTER
Executive Director
cc: Commissioners/File

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



December 19, 2013

Philip & Anne Curry
705 Taper Drive
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#: 5-13-1170-W **APPLICANT:** Philip & Anne Curry

LOCATION: 705 Taper Drive, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,868 square foot one-story, single-family residence with an attached 429 square foot two (2)-car garage. The proposed project includes: 1) removal of 141 square feet of existing habitable 1st floor area and 2) an addition of a new 959 square foot 2nd floor. Post project, the one-story single-family residence will be 2,827 square feet with an attached 429 square foot two (2)-car garage. No grading is proposed. The maximum height of the structure will not exceed 23-feet above existing grade. 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 neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The proposed project consists of more than 50% demolition of the exterior walls and roof of the existing structure. The lot size is 5,500 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (two-spaces per residential unit). Public access to the beach exists east of the project site at the end of Seal Beach Boulevard/Ocean Boulevard and Neptune Avenue. 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 January 8-10, 2014 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.

CHARLES LESTER
Executive Director

FERNIE SY
Coastal Program Analyst II

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 18, 2013

Ian J.N. Harrison
3535 E. Coast Highway, #301
Corona del Mar, CA 92625

**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#: 5-13-1201

APPLICANT: Paul Steelman

LOCATION: 221 Coral Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 2-story single-family dwelling and construction of a new 2-story 2,351 square foot single-family residence (excluding attached two-car garage) on a level lot. The maximum height of the structure will be 29 feet above finished grade. Grading will consist of 235 cubic yards of cut and 235 cubic yards for purposes of re-compaction, which will balance on site.

RATIONALE: The lot size is 2,550 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. Adequate measures have been incorporated during construction and into the project design to filter water onsite using downspouts, filtration planter boxes, and an underground drainage system. The proposed project design is compatible with the character of surrounding development and does not have any negative effects 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 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 **January 8-10, 2014** 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.

Charles Lester
Executive Director

by: _____
Al Padilla
Supervisor, Regulations and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 23, 2013

City of San Clemente, Attn: Sharon Heider, Parks & Recreation
910 Calle Negocio Suite 100
San Clemente, CA 92673

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#: 5-13-1202 **APPLICANT:** City of San Clemente, Attn: Sharon Heider

LOCATION: 615 Avenida Victoria, Public Restroom at Base of Pier San Clemente
(Orange County)

PROPOSED DEVELOPMENT: Repair/maintenance and expansion of an existing 865 sq. ft., 12' high, public restroom structure consisting of a complete interior remodel, new plumbing, toilets, lavatories, doors, interior coating and protective exterior wall finishes, new roof; and removal of an existing screenwall; decorative timber poles, part of a paved area and minor landscaping to provide two additional new attached (90 sq. ft. each) ADA (Americans w/Disabilities Act) compliant family-style masonry restrooms with typical 2-foot deep CMU wall footing foundation. No new landscaping is proposed.

RATIONALE: The subject site is within the first public road and the sea, partially located on a City owned public beach parcel and a City leased railroad right-of-way parcel landward of the Pedestrian Beach Trail just south of the San Clemente Pier. The project consists of a complete rehab of existing public restroom structure and expansion to comply with ADA requirements. The project will not result in a change in height, but will result in an increased footprint on the seaward side of the structure; up to existing paved concrete public walkway/coastal train seaward of the restrooms structure. As proposed, the applicant agrees to no future shoreline protection for the structure. Construction Best Management Practices (BMPs) are proposed to avoid erosion and water quality impacts during project construction. Construction is proposed during the off-peak season. The proposed development will not result in adverse impacts to public coastal views, access, coastal resources, or public recreation. Additionally, 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, 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 January 8-10, 2013 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.

CHARLES LESTER
Executive Director

by: _____
LILIANA ROMAN
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



December 18, 2013

Jon Walters
226 N Crescent Dr., Suite 1A
Beverly Hills, CA 90210

**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: 5-13-1213

APPLICANT: Adi Cohen

LOCATION: 808 E Brooks Ave., Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of a one-story 837 square foot single family residence and construction of a 2,019 square foot three-story single family residence, with a maximum height of 30 feet. Two on-site tandem parking spaces will be included in the construction of this development.

RATIONALE: The proposed project has been reviewed and approved by the City of Los Angeles Housing and Community Investment Department (HCIDLA) and the City Planning Department (Case #DIR 2013-3764-VSO-MEL, 11/22/2013). The HCIDLA determined that no affordable unit exists on Brooks Ave. The proposed project conforms to the Commission's density limit for the site and complies with the 35-foot height limit for structures with varied rooflines in the North Venice area. Adequate on-site parking, consistent with the Venice certified Land Use Plan of two off-street parking spaces for lots less than 40 feet in width, will be provided for the house: a two-car tandem parking space accessed from Brooks Ave. on the side of the house. 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 the 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 **January 8 – 10, 2014** 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.

CHARLES LESTER
Executive Director

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



December 19, 2013

Gina G. Moffitt, AIA
620 Moulton Avenue, #106
Los Angeles, CA 90031

**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: 5-13-1242

APPLICANT: Scott Ames

LOCATION: 825 Crestmoore Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 847 square foot single-family residence on a 4,200 square foot lot, and construction of a two-story, 25-foot high, 2,372 square foot single-family residence with an attached 382 square foot (two-car) garage.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2012-2998, 10/26/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area. Adequate on-site parking is provided for the proposed single-family residence: a two-car garage and a third space on the driveway, all accessed from the rear alley (Woodlawn Court). 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 (approximately 1,330 square feet of permeable area will be maintained on the 4,200 square foot lot). 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 **January 8, 2014 meeting in San Diego** 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.

CHARLES LESTER
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



December 23, 2013

Rod A. Jeheber
410 32nd Street, Suite 202
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#: 5-13-1277 **APPLICANT:** Jami Lynn Deusterman

LOCATION: 120 E. Balboa Blvd., Newport Beach, Orange County, CA

PROPOSED DEVELOPMENT: Demolition of a single family residence with no on-site parking and construction of a 3-story, 29 foot tall, 2,582 square foot single family residence including an attached, 465 square foot, two-car garage. Grading, to direct runoff to drains at the corners of the property, will be conducted.

RATIONALE: The project is located on a 2,100 square foot lot designated for R-1 single family residential development by the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirements, of 2 covered spaces per residential unit, with the construction of an attached two car garage. The project is designed to be compatible with the character of the surrounding development. Adequate water quality measures have been addressed through on-site water filtration drains designed by a civil engineer. Proposed landscaping for the project consists of noninvasive drought tolerant plants. The project location is not between the first public road and the sea and does not interfere with public access. The proposed development will not result in adverse impacts on coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission action in the area and Chapter Three policies of the Coastal Act.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **January 8 – 10, 2014** 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.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(562) 590-5071



December 19, 2013

Stephanie Grandjacques
9520 Jefferson Blvd
Culver City, CA 90232

**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: 5-13-1282

APPLICANT: Tiffany Rochelle

LOCATION: 826 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 944 square foot single-family residence and detached 160 square foot garage, and construction of a two-story, 28-foot high, 2,010 square foot single-family residence with a detached two-car, two-story garage. The first level of the garage will be 400 square feet and designated for parking. The second level of the garage will be 408 square feet and designated as a recreational room. There will be an additional uncovered on-site parking spot. Grading involved for improved drainage of the site.

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 #DIR2013-1790-SPP-MEL, 11/12/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking, consistent with the Venice certified Land Use Plan of 3 parking spaces for single family dwellings on lots wider than 40 feet, will be provided for the single-family residence: two spaces in the garage plus one space on the side of the garage, with access provided from the rear alley (Amoroso Court). Grading, including cutting 25 cubic yards and filling 40 cubic yards (21 cubic yards imported), with a maximum cut slope and height of 1.10 feet, will improve drainage on the property. 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 **January 8 – 10, 2014** 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.

CHARLES LESTER
Executive Director

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



December 19, 2013

Stephanie Grandjacques
9520 Jefferson Blvd
Culver City, CA 90232

**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: 5-13-1287

APPLICANT: Tiffany Rochelle

LOCATION: 832 – 834 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,468 square foot single-family residence and detached 545 square foot garage, and construction of a two-story, 28 – 30 ½ - foot high, 2,872 square foot single-family residence and a detached 585 square foot (three-car), one-story garage with an attached 585 square foot, one-story recreation room. Additional construction of an in ground spa in the backyard.

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 #DIR2013-1798-SPP-MEL, 11/12/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice with the exception of a 30 ½ foot, 12 foot wide skylight that is and recessed from the front of the house, which is allowable in the Venice Beach Land Use Plan as essential for building function. Adequate on-site parking is provided for the single-family residence: three spaces in the garage, with access provided from the rear alley (Amoroso Court). Grading, including cutting 30 cubic yards and filling 115 cubic yards (85 cubic yards imported), with a maximum cut slope and height of 1.26 feet, will improve drainage on the property. An in ground spa will be constructed in the backyard. 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 **January 8 – 10, 2013** 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.

CHARLES LESTER
Executive Director

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



December 20, 2013

Wayne & Cynthia Tomlinson
P.O. Box 319
Surfside, CA 90743

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#: 5-13-1335-W **APPLICANT:** Wayne & Cynthia Tomlinson

LOCATION: A-95 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of extending the existing ground floor at grade cement sideyard walkways a maximum 10-feet seaward (3 wide' x 10' long), beyond the property boundary, into land (beach area) that is leased by the Surfside Colony to the applicant. The new side yard extensions will not extend past the edge of the existing ground floor at grade cement patio that already exists. Post project, the ground floor at grade patio will be 25' x 10' (250 square feet). No grading is proposed. Drainage from the roof and surface water sheet flow will be directed into new proposed infiltration trenches located within the new sideyard extensions that will provide permeable areas before entering the main storm drain system.

RATIONALE: The lot is located at A-95 Surfside Avenue in the private community of Surfside Colony, in the City of Seal Beach, Orange County. The subject site is a beachfront lot located between the first public road and the sea. The lot size is 1,615 square feet and the City of Seal Beach Zoning Code designates use of the site for Residential Low Density and the proposed project adheres to this designation. The proposed development is in an existing private, gated residential community, located south of the Anaheim Bay east jetty and is consistent with development in the vicinity and prior Commission actions in the area. A pre-Coastal (1966) boundary agreement between Surfside Colony and the California State Lands Commission fixes the boundary between state tide and submerged lands and private uplands in Surfside. As a result of this boundary agreement, Surfside Colony, Ltd. owns a strip of the beach, up to 80 feet in width, adjacent to the homes fronting the ocean. The beach seaward of this area is available for lateral public access. Vertical access is available at the end of Anderson Street to the south of the Surfside community. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. The project site is located in an area where it is afforded a degree of protection due to the presence of a wide sandy beach and the presence of an existing revetment. Even though the wide sandy beach and revetment currently protects the project site, this does not preclude wave uprush damage and flooding from occurring at Surfside during extraordinary circumstances. However, the proposed development is an accessory structure that would not necessitate additional protection and would be removed if threatened by hazards. The proposed patio improvement does not result in an increased hazard to life and property nor would the proposed improvements create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms such as the beach. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. 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 January 8-10, 2014 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.

Charles Lester
Executive Director
cc: Commissioners/File

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

**5-01-037A8****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: January 2, 2014

SUBJECT: Permit No. 5-01-037 **granted to:** Fantasea Charters & Los Angeles
County Beaches and Harbors

for: Temporarily moor a 119 foot charter yacht.

PROJECT SITE: 13570 Mindanao Way (Parcel 77), Marina del Rey

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Continue the use of the dock for temporary mooring of the charter yacht for an additional two year period.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The removal of the small boat fingers and use of the dock by the yacht was originally approved in part because the docks were dilapidated and not available for public use. The County and current leaseholder are currently in negotiations to develop the parcel. The docks will continue to be unavailable for public use until a development plan is approved. In the interim, the applicant has improved the dock and proposes to continue to temporarily use the dock for mooring purposes only. Charter operations have and will continue to operate in the commercial area at Fisherman Village. Approval of the permit amendment request will not affect future use of the docks and the ship continues to comply with all County boating requirements. The proposed development, as conditioned in the original permit, 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 Amber Dobson at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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5-12-274-A1**NOTICE OF PROPOSED PERMIT AMENDMENT****TO:** All Interested Parties**FROM:** Charles Lester, Executive Director**DATE:** January 2, 2014**SUBJECT:** Coastal Development Permit No. 5-12-274 approved by the Commission August 14, 2013 for Bill Patton to:

Remove the existing "L"-shaped floating dock, gangway, and three 14" square concrete piles with total water coverage of 446 square feet. Replace with a new "V"-shaped floating dock of varying dimensions, a 4' x 4' pier platform, and a 3' x 26' gangway for total water coverage of 516 square feet, an increase of about 70 square feet. The project also includes three 14" square concrete piles and one new 12" square concrete pile supporting the new pier platform. More specifically described in the application file in the Commission offices.

AT: 301 North Star Lane, Newport Beach (Orange County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

Modify the design of the previously approved dock project to widen the approach to the boat slip from 9' 6" to 11'; increase the width of the approved boat slip from 10' to 11'; and shift the dock's location 1' 9" closer to the property line with the house at 305 North Star Lane, Newport Beach. The outer dock finger will increase in length by 4" from 40' 11" to 41' 3". Total water coverage will decrease from 516 square feet to 500 square feet. The revisions to the dock design received an Approval in Concept from the City of Newport Beach Harbor Resources Division on December 5, 2013.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The applicant has proposed changes to the previously approved dock project that would widen the opening from the Newport Bay channel to the boat slip from 9' 6" to 11'. This addresses a concern of Commission staff that the original design was too narrow for larger boats. The

applicant also has proposed to increase the width of the proposed boat slip from 10' to 11', which will allow use by slightly larger boats. Shifting the proposed dock 1' 9" closer to the upcoast property line will allow the wider approach to the boat slip. The proposed revisions are minor in nature and the approval of the permit amendment request will not create any adverse impacts to public access or coastal resources.

Therefore, the proposed project, as revised by this permit amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permit.

If you have any questions about the proposal or wish to register an objection, please contact **Jeffrey Rabin** at the Commission South Coast Area office in Long Beach (562) 590-5071.

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5-05-236-E7

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 30, 2013

Notice is hereby given **Palisades Landmark, LLC** has applied for a one year extension of Coastal Development Permit No. **5-05-236**, granted by the California Coastal Commission on February 8, 2006.

for: **Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zone site; designated Low Medium II Residential and Low Residential in the Community office.**

As Amended: Approved 54 unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.

at: **17331-17333 Tramonto Drive, Pacific Palisades, 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,
CHARLES LESTER
Executive Director

By: **Al J. Padilla**
Coastal Program Analyst