

CALIFORNIA COASTAL COMMISSION

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

**WED 20**RECEIVED AT MEETING
DATE: _____**SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 9, 1998

TO: Commissioners and Interested Parties
FROM: Deborah Lee, South Coast Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments, extensions and LCP matters not requiring public hearings issued by the South Coast Area Office for the December 9, 1998 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 Area.

SUMMARY OF ATTACHED MATERIALS

REGULAR WAIVERS

- 5-98-431-W Chris Travis (San Clemente, Orange County)
- 5-98-445-W Edwin B. Suddarth (Huntington Beach, Orange County)
- 5-98-470-W Vanessa Coffey (Marina Del Rey, Los Angeles County)

DE MINIMIS WAIVERS

- 5-98-370-W Barry Beitler (Santa Monica, Los Angeles County)
- 5-98-397-W Joe & Kim Laub (Newport Beach, Orange County)
- 5-98-399-W Jim Collins (Newport Beach, Orange County)
- 5-98-426-W Barbara E. Mason (Newport Beach, Orange County)
- 5-98-427-W H.K. Depauw (Newport Beach, Orange County)
- 5-98-433-W Bill Gerloch (Seal Beach, Orange County)
- 5-98-450-W City Of Santa Monica, Attn: Craig Perkins, Director E P W M (Santa Monica, Los Angeles County)
- 5-98-463-W Steven & Jennifer Coover (Venice, Los Angeles County)

EMERGENCY PERMITS

- 5-98-210-G Steven Kenneth Nelson (San Clemente, Orange County)
- 5-98-443-G William & Elizabeth Whyte (Huntington Beach, Orange County)
- 5-98-444-G Bernie Barrad (Huntington Beach, Orange County)

IMMATERIAL AMENDMENTS

- A-5-SCT-97-274-A1 Campus By The Sea, Intervarsity Christian Fellowship (Santa Catalina, Los Angeles County)
- 5-98-167-A1 Gary Pearl (Venice, Los Angeles County)

TOTAL OF 16 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>
5-98-431-W Chris Travis	Construction of a 657 square foot addition over an existing garage and construction of a 130 square foot balcony and 258 square foot second story deck. No grading is proposed.	3837 Vista Blanca, San Clemente (Orange County)
5-98-445-W Edwin B. Suddarth	Replacement of five feet of a cantilevered wooden deck with a cantilevered concrete deck. The cantilevered deck extends 4 feet 6 inches beyond the bulkhead over the waters of Huntington Harbor.	17003 Edgewater, Huntington Beach (Orange County)
5-98-470-W Vanessa Coffey	Construction of a 30 foot high, 610 sq. ft. second floor addition onto an existing one-story, 1,238 sq. ft. single family residence with an attached two-car garage. The proposed addition includes a 490 sq. ft. roof deck.	14 Anchorage St., Marina Del Rey (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>
5-98-370-W Barry Beitler	Demolition of an existing 1-story, approximately 4,000 square foot commercial building and construct a 4-story, 56-foot high, 22,500 square foot retail/office building (3,553 sq. ft. retail, 18,909 sq. ft. office).	1447 2nd Ave, Santa Monica (Los Angeles County)
5-98-397-W Joe & Kim Laub	The demolition of an existing single family residence and construction of a new two story, 27 foot high single family residence. The proposed structure will have 6,236 square feet of living space with an attached 882 square foot, 3-vehicle garage. No work will occur on the existing bulkhead.	2588 Bayshore Dr., Newport Beach (Orange County)
5-98-399-W Jim Collins	The demolition of an existing duplex with 2 parking spaces and construction of a 27 foot high 2,377 sq. ft. two-story single family residence with an attached 476 sq. ft. two vehicle garage and an approximately 400 sq. ft. roof deck.	309 E. Edgewater, Newport Beach (Orange County)
5-98-426-W Barbara E. Mason	The demolition of an existing single family residence and construction of a three 29 foot high 2,344 sq. ft. single family residence with an attached 376 sq. ft. two space garage.	310 Diamond Ave. (Balboa Island), Newport Beach (Orange County)

SOUTH COAST AREA DEPUTY DIRECTOR'S REPORT CONTINUED

5-98-427-W H.K. Depauw	The demolition of an existing single family residence and construction of a 26 foot high 2,208 sq. ft. two-story single family residence with an attached 376 sq. ft. two vehicle garage and an approximately 384 sq. ft. roof deck.	608 W. Oceanfront, Newport Beach (Orange County)
5-98-433-W Bill Gerloch	The demolition of an existing single family residence and construction of a two level 25 foot high 3,503 sq. ft. single family residence with an attached 509 sq. ft. two space garage.	210 3rd Street, Seal Beach (Orange County)
5-98-450-W City Of Santa Monica, Attn: Craig Perkins, Director E P W M	Replacement of 680 linear feet of gravity sewer main and installation of a subsurface junction struction. The existing 39 inch in diameter line will be replaced with a 54 inch diameter line.	Appian Way & Seaside Terrace, Santa Monica (Los Angeles County)
5-98-463-W Steven & Jennifer Coover	Demolition of a detached two-car garage, and construction of a three-story, 30 foot high, 2,202 sq. ft. single family residence with a six-car garage on the ground floor, on a lot with an existing two-story duplex for a total of three residential units.	668 Westminster Ave, Venice (Los Angeles County)

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>
5-98-210-G Steven Kenneth Nelson	Slope failure due to 1997 & 1998 El-Nino rains property backing up to unimproved city water way.	114 Trafalgar Lane, San Clemente (Orange County)
5-98-443-G William & Elizabeth Whyte	Repair of damaged bulkhead including cutting damaged timber pile to sound bearing surface, installing jack between the pile and concrete footing, filling the void surrounding the repaired pile with concrete, and installing a PVC sheet pile cut-off wall 1' 7" seaward of the existing bulkhead. No fill shall be placed seaward of the cut-off wall.	16541 Carousel Lane, Huntington Beach (Orange County)
5-98-444-G Bernie Barrad	Repair of damaged bulkhead including cutting damaged timber pilej to sound bearing surface, installing jack between the pile and concrete footing, filling the void surrounding the reapirod pile with concrete, and installing a PVC sheet pile cut-off wall 1' 7" seaward of the existing bulkhead. No fill shall be placed seaward of the cut-off wall.	16551 Carousel Lane, Huntington 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>
A-5-SCT-97-274-A1 Campus By The Sea, Intervarsity Christian Fellowship	Revise the previously approved Master Plan to construct three staff housing units instead of proposed staff residence Building #1C.	Gallaghers Cove, Santa Catalina (Los Angeles County)
5-98-167-A1 Gary Pearl	Revise Floor plans and elevations for the previously approved single family residence, including a 38 foot high, 120 square foot (15'x8') roof access structure.	409 Linnie Canal, Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



November 23, 1998

Neal Borsuk, AIA
4223 Glencoe Ave., Suite B-113
Marina del Rey, CA 90292

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: 5-98-470

APPLICANT: Vanessa Coffey

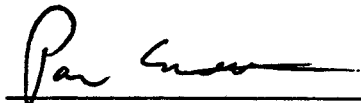
LOCATION: 14 Anchorage Street, Venice, City of Los Angeles

PROPOSED DEVELOPMENT: Construction of a 30 foot high, 610 sq. ft. second floor addition onto an existing one-story, 1,238 sq. ft. single family residence with an attached two-car garage. The proposed addition includes a 490 sq. ft. roof deck.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's 35 foot height limit and adequate on-site parking is provided (two parking spaces for a single family residence). 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 December 9, 1998 meeting in San Francisco. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


CHARLES DAMM
Senior Deputy Director

by: 

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

Date: November 30 1998

TO: Chris Travis
3837 Vista Blanca
San Clemente, CA 92672

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 upon your project plans and information provided in your permit application or 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 Administrative Code. 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 # 5-98-431APPLICANT: Chris TravisLOCATION: 3837 Vista Blanca, San Clemente, Orange County

PROPOSED DEVELOPMENT: Construction of a 657 square foot addition over an existing garage and construction of a 130 square foot balcony and 258 square foot second story deck. No grading is proposed.

RATIONALE: The proposed development consists of improvements to an existing single-family residence. The site is located in the Cypress Shores private, gated community and is located between the sea and the first public road. However, the site is not located on the beach, a coastal bluff or a coastal canyon. The proposed development is consistent with existing area development and prior Commission actions. The development is consistent with the access and recreation and resource protection policies of Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 8-11, 1998, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Chuck Damm in black ink.

CHUCK DAMM
Senior Deputy Director

By: Handwritten signature of Pete Wilson in black ink.

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CALIFORNIA COASTAL COMMISSION

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

Date: November 30, 1998

TO: Edwin B. Suddarth
17003 Edgewater Lane
Huntington Beach, CA 92649

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 upon your project plans and information provided in your permit application or 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 Administrative Code. 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 # 5-98-445APPLICANT: Edwin SuddarthLOCATION: 17003 Edgewater Lane, Huntington Beach, Orange County

PROPOSED DEVELOPMENT: Replacement of five feet of a cantilevered wooden deck with a cantilevered concrete deck. The cantilevered deck extends 4 feet 6 inches beyond the bulkhead over the waters of Huntington Harbor.

RATIONALE: The proposed development consists of improvements to an existing single-family residence. The proposed development is located between the sea and the first public road in Huntington Harbor. The proposed deck replacement is not exempt because it is located over coastal waters. The proposed replacement deck would not result in the existing deck encroaching past the 5 foot limit specified in the City's certified local coastal program (LCP). The LCP is used as guidance because five feet of the proposed deck is located in the Commission's area of original jurisdiction. The proposed development will have no adverse impact on coastal access and recreation or on coastal resources identified in Chapter 3 of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 8-11, 1998, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


CHUCK DAMM
Senior Deputy Director

By: 

CALIFORNIA COASTAL COMMISSION

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



Date: November 9, 1998

TO: RTK Architects
Sami El Bayar/ Herb Katz
2020 South Robertson Blvd.
Los Angeles, CA 90034

**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: 5-98-370**APPLICANT: Barry Beitler****LOCATION:** 1447 Second Street, Santa Monica**PROPOSED DEVELOPMENT:** Demolition of an existing 1-story, approximately 4,000 square foot commercial building and construct a 4-story, 56-foot high, 22,500 square foot retail/office building (3,553 sq. ft. of retail, 18,909 sq. ft. of office).

RATIONALE: The proposed site is located within the Santa Monica's downtown Parking Assessment District. The District provides a total of 3,04 parking spaces for all development within the District. The number of spaces available to the public during peak times is approximately 693 spaces during the weekday and 1,288 spaces during the weekend. The proposed project will decrease the parking supply by approximately 59 spaces based on the previous uses and proposed use. Therefore, there is adequate parking available to support the proposed project. The height of the proposed project is below the 84-foot height limit as listed in the certified LUP. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 8-11, 1998 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 DAMM
Senior Deputy Director
cc: Commissioners/File

by:

CALIFORNIA COASTAL COMMISSION

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



November 19, 1998

Mr. Frank Wen
Diane Johnson Design
833 Dover Drive, #6
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 Administrative Code. 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 #5-98-397**APPLICANT: Joe & Kim Laub****LOCATION: 2588 Bayshore Drive, City of Newport Beach, Orange County**

PROPOSED DEVELOPMENT: The demolition of an existing single family residence and construction of a new two story, 27 foot high single family residence. The proposed structure will have 6,236 square feet of living space with an attached 882 square foot, 3-vehicle garage. No work will occur on the existing bulkhead.

RATIONALE: The subject site is within Bayshores, a private gated community, located between the first public road and the sea. The proposed development will occur upon a bayfront lot with a bulkhead and conforms with the City of Newport Beach's setback requirements. Public access and recreation opportunities exist nearby at a public park approximately 60 feet west of the subject property at the end of Arbor Drive. The proposed development will not change the use or intensity of use of the site. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would 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 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at December 8-11, 1998 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Charles Damm in cursive script.

CHARLES DAMM
Senior Deputy Director

by: Handwritten signature of Pete Wilson in cursive script.

cc: Commissioners/File

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CALIFORNIA COASTAL COMMISSION

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



November 24, 1998

John T. Morgan Jr., Architect
10131 Central Avenue
Garden Grove, CA 92843

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 Administrative Code. 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 #5-98-399**APPLICANT:** Mr. Jim Collins**LOCATION:** 309 East Edgewater, City of Newport Beach, County of Orange

PROPOSED DEVELOPMENT: The demolition of an existing duplex with 2 parking spaces and construction of a 27 foot high 2,377 sq. ft. two-story single family residence with an attached 476 sq. ft. two vehicle garage and an approximately 400 sq. ft. roof deck.

RATIONALE: The proposed development is located between the shoreline and the first parallel public roadway and is a bayfront lot. The Commission's present parking guidelines require 2 parking spaces per residential unit. The existing use is a duplex with only two parking spaces -requirements are four parking spaces (2 per unit) for a duplex. Therefore, the present use is deficient by two spaces. The proposed development will replace the existing duplex that has insufficient parking with a single family residence that conforms with the Commission's parking requirements. The proposed development also complies with applicable City setback requirements and will decrease the intensity of use of the site. Vertical public access is available at the end of Fernando Street, approximately 30 feet east of the proposed development. Lateral public access is available along an existing public walkway, which occurs seaward of the proposed development and fronts the harbor bulkhead along this section of the Balboa Peninsula. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would 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 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their December 8-11, 1998 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. 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 DAMM

Senior Deputy Director

by:

cc: Commissioners/File

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CALIFORNIA COASTAL COMMISSION

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



November 24, 1998

Mr. Ian J.N. Harrison, AIA
1936 Teresita Lane
Newport Beach, CA 92660

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 Administrative Code. 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 #5-98-426**APPLICANT:** Barbara Mason**LOCATION:** 310 Diamond Ave., City of Newport Beach (Balboa Island), County of Orange

PROPOSED DEVELOPMENT: The demolition of an existing single family residence and construction of a three level 29 foot high 2,344 sq. ft. single family residence with an attached 376 sq. ft. two space garage.

RATIONALE: The subject site is an inland lot which is not 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. Some single family residence projects that are sited on inland lots in Newport Beach and have less than a 1.5 floor to 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 lot area ratio. Nevertheless, the proposed project does conform with the Commission's parking requirements (2 spaces per residential unit) and will not change the use or intensity of use of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would 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 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their December 8-11, 1998 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. 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 DAMM

Senior Deputy Director

cc: Commissioners/File

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by: 

CALIFORNIA COASTAL COMMISSION

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



November 24, 1998

Mr. Les Kephart
Architect
326 L Street
Newport Beach, CA 92661

**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 Administrative Code. 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 #5-98-427**APPLICANT: H.K. DePauw****LOCATION: 608 W. Ocean Front, City of Newport Beach, County of Orange**

PROPOSED DEVELOPMENT: The demolition of an existing single family residence and construction of a 26 foot high 2,208 sq. ft. two-story single family residence with an attached 376 sq. ft. two vehicle garage and an approximately 384 sq. ft. roof deck.

RATIONALE: The proposed development is located between the shoreline and the first parallel public roadway and is an ocean front lot. The proposed development conforms with the Commission's parking requirements and with applicable City setback requirements and will not change the use or intensity of use of the site. Vertical public access is available at the end of Sixth Street, approximately 100 feet east of the proposed development. Lateral public access is available along an existing public walkway, which occurs seaward of the proposed development and fronts the beach along this section of the Balboa Peninsula. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would 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 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their December 8-11, 1998 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. 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.

Handwritten signature of Charles Damm in black ink.

CHARLES DAMM**Senior Deputy Director**

by: Handwritten signature of Pete Wilson in black ink.

cc: Commissioners/File

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CALIFORNIA COASTAL COMMISSION

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



November 24, 1998

Mr. Fred Leonard
Cox Construction
8891 Watson #103
Cypress, CA 90630

**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 Administrative Code. 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 #5-98-433**APPLICANT: Mr. Bill Gerlach****LOCATION: 210 Third Street, City of Seal Beach, County of Orange**

PROPOSED DEVELOPMENT: The demolition of an existing single family residence and construction of a two level 25 foot high 3,503 sq. ft. single family residence with an attached 509 sq. ft. two space garage.

RATIONALE: The subject site is not 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 conforms with the Commission's parking requirements and will not change the use or intensity of use of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would 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 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their December 8-11, 1998 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the Administrative Code. 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.

Handwritten signature of Charles Damm in cursive.

CHARLES DAMM
Senior Deputy Director

by: Handwritten signature of Pete Wilson in cursive.

cc: Commissioners/File
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CALIFORNIA COASTAL COMMISSION

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



November 23, 1998

TO: City of Santa Monica
Engineering Division
1685 Main Street
Santa Monica, CA 90404


**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: 5-98-450**APPLICANT: City of Santa Monica****LOCATION:** Appian Way & Seaside Terrace, Santa Monica**PROPOSED DEVELOPMENT:** Replacement of 680 linear feet of gravity sewer main and installation of a subsurface junction structure. The existing 39 inch in diameter line will be replaced with a 54 inch diameter line.

RATIONALE: The proposed project will help improve existing water flows and replace old deteriorating, earthquake damaged pipes that lead to and from the existing Moss Avenue Pumping Station. The project will serve existing flows for the urban areas of the City of Santa Monica and Los Angeles. Construction will take place during the winter months. The proposed project will be located underground and will not have a visual impact on the surrounding area. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 8-11 1998 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 DAMM
Senior Deputy Director

by: 

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 23, 1998

Dane Twichell
6125 Washington Blvd., #200
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: 5-98-463 **APPLICANTS:** Steven & Jennifer Coover

LOCATION: 668 Westminster Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached two-car garage, and construction of a three-story, 30 foot high, 2,202 sq. ft. single family residence with a six-car garage on the ground floor, on a lot with an existing two-story duplex for a total of three residential units.

RATIONALE: The proposed project has received an approval in concept from the City of Los Angeles Planning Department and is consistent with the RD 1.5-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's three-unit density limit and 30 foot height limit (with allowance for one roof access structure). Adequate on-site parking (6 spaces) is proposed. 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 December 9, 1998 meeting in San Francisco 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.

A handwritten signature in cursive script, reading "Charles Damm".

CHARLES DAMM

Senior Deputy Director

cc: Commissioners/File

by: A handwritten signature in cursive script, reading "Peter E. Coover".

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**November 3, 1998

Date

5-98-210-G

(Emergency Permit Number)

114 Trafalgar Lane, San Clemente, Orange County

Location of Emergency Work

The applicant is proposing to remove approximately 45 feet of wooden fence and replace it with a 15.5 foot high (7 feet below existing grade) caisson and grade beam retaining wall in the same location .

Project Description

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 and our site inspection that an unexpected occurrence in the form of rear yard slope 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 90 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 conditions listed on the reverse.

Very Truly Yours,

Peter M. Douglas
Executive Director

By: 

Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the property owner 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 90 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 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 applicant 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.

Condition #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 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 Area office.

Enclosures: 1) Acceptance Form

cc: RMR, RR, FILE

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: December 4, 1998

EMERGENCY PERMIT: 5-98-443-G

APPLICANT: William and Elizabeth Whyte

LOCATION: 16541 Carousel Lane, Huntington Beach, County of Orange

EMERGENCY WORK PROPOSED: Repair of damaged bulkhead including cutting damaged timber pile to sound bearing surface, installing jack between the pile and concrete footing, filling the void surrounding the repaired pile with concrete, and installing a PVC sheet pile cut-off wall 1' 7" seaward of the existing bulkhead. No fill shall be placed seaward of the cut-off wall.

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 bulkhead 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 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: *Krista Harvey*

Title: District Manager

Emergency Permit
5-98-443-G (Whyte)
Page 2 of 2

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. This emergency permit does not permit the placement of any fill seaward of the approved vinyl sheetpile wall. The regular coastal development permit application shall include an alternatives analysis which evaluates alternatives to placement of rock fill adjacent to the vinyl sheetpile cut-off wall. At a minimum, the alternatives analyzed shall include: no fill, sand fill, and soft bottom fill. The alternatives analysis shall identify the environmental impacts created by each alternative.

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 incurred from storm waves.

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

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: December 4, 1998

EMERGENCY PERMIT: 5-98-444-G

APPLICANT: Bernie Barrad

LOCATION: 16551 Carousel Lane, Huntington Beach, County of Orange

EMERGENCY WORK PROPOSED: Repair of damaged bulkhead including cutting damaged timber pile to sound bearing surface, installing jack between the pile and concrete footing, filling the void surrounding the repaired pile with concrete, and installing a PVC sheet pile cut-off wall 1' 7" seaward of the existing bulkhead. No fill shall be placed seaward of the cut-off wall.

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 bulkhead 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 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: *Irene Henry*

Title: District Manager

Emergency Permit
5-98-444-G (Barrad)
Page 2 of 2

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. This emergency permit does not permit the placement of any fill seaward of the approved vinyl sheetpile wall. The regular coastal development permit application shall include an alternatives analysis which evaluates alternatives to placement of rock fill adjacent to the vinyl sheetpile cut-off wall. At a minimum, the alternatives analyzed shall include: no fill, sand fill, and soft bottom fill. The alternatives analysis shall identify the environmental impacts created by each alternative.

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 incurred from storm waves.

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

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: December 4, 1998
SUBJECT: Permit No: A-5-SCT-97-274-A1
Granted to: Campus By The Sea, Intervarsity Christian Fellowship

Original Description:

for Appeal from decision of County of Los Angeles granting permit with conditions to Campus by the Sea for the upgrade of existing youth camp facilities
at Gallaghers Cove, Santa Catalina (Los Angeles County)

The Executive Director of the Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

Revise the previously approved Master Plan to construct three staff housing units instead of proposed staff residence Building #1C.

FINDINGS

Pursuant to Title 14, Section 13166(a)(2) of the California Code of Regulations this amendment is considered to be IMMATERIAL and the permit will be notified 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 Commission approved camp Master Plan would allow the construction of staff residence Building #1C on a flat portion of the canyon floor located approximately one thousand feet inland from the shoreline of Gallagher's Cove. Proposed Building #1C is a one-story, 18 foot tall, 1,300 square foot structure. Instead of constructing Building #1C as previously proposed, this amendment proposes instead to construct three smaller cottages for staff housing.

Each of the three proposed one-story cottages contain a small kitchen, bathroom, livingroom, and a loft for sleeping. Each cottage would be built on a 420 square foot (21'x20') platform supported about two feet above the ground by wood piles. Each cottage has a pitched roof, the tip of which would extend 24 feet above floor level. The three proposed cottages are sited in a linear pattern perpendicular to the coast on a relatively flat part of the canyon floor about one hundred feet further from the shoreline than the proposed site of Building #1C. The Catalina Island Conservancy and the consulting geologist (J. Byer Group) recommended that the cottages be sited in the proposed location in order to avoid sensitive

CALIFORNIA COASTAL COMMISSION

SOUTH COAST AREA
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071

**NOTICE OF PROPOSED PERMIT AMENDMENT**

vegetation and potential geologic hazards. Grading for the proposed cottages will be minimal due to the fact that they will be constructed on piles instead of slab foundations.

The change to the Master Plan proposed by this amendment is consistent with the Commission's previous approval of the Master Plan and will not result in any adverse impacts to coastal resources or public access for the following reasons: a) grading has been minimized and disturbance of sensitive vegetation has been avoided; b) the total footprint area of the three proposed cottages is about the same as the previously proposed Building #1C (1,300 sq.ft.); c) the proposed cottages conform to the 28 foot height limit for non- SAVE (Shoreline Adjacent View Enhancement) zones; and d) the cottage's design and location conforms to the view protection policies of the certified County of Los Angeles Santa Catalina Island Local Coastal Program (LCP).

Therefore, the amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and the County's certified LCP.

If you have any questions about the proposal or wish to register an objection, please contact Chuck Posner at the South Coast Area office.

CALIFORNIA COASTAL COMMISSION

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

**5-98-167-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 04 December 1998

SUBJECT: Permit No. 5-98-167 granted to Gary Pearl for:

Demolition of an existing one-story, 520 square foot single family residence and 420 square foot detached garage, and construction of a three-level, 30 foot high, 2,990 square foot single family residence with four enclosed parking spaces on a canal-fronting lot.

PROJECT SITE: 409 Linnie Canal, Venice, City of Los Angeles, Los Angeles 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):

Revised floor plans and elevations for the previously approved single family residence, including a 38 foot high, 120 square foot (15'x8') roof access structure.

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 revised plans proposed by this amendment conform to all Commission building standards, including the provision of at least three on-site parking spaces. The proposed roof height remains at the previously permitted 30 foot level (measured from the canal walkway). The revised plans include a small (8'x15') roof access structure that extends eight feet above the roof level for access to a roof deck. The Commission permits small roof access structures to exceed the height limit if they do not negatively impact public views and contain no usable space above the 30 foot height limit. The proposed roof access structure does not negatively impact public views and does not contain any usable space. Therefore, the proposed amendment is consistent with the Commission's previous approval and will not result in any adverse impacts to coastal resources or public access. The amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

If you have any questions about the proposal or wish to register an objection, please contact **Charles Posner** at the 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



November 24, 1998

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: PETER M. DOUGLAS, Executive Director
Charles Damm, Deputy Director
Al J. Padilla, Ports Coordinator

SUBJECT: **Final Commission action on Port of Long Beach Port Master Plan Amendment No. 13** [The amendment: (1) modifies the list of anticipated projects within the Terminal Island Planning District (District #4); (2) grants coastal development permitting authority to the Port for the Long Beach Naval Complex; and (3) adds a 15-acre non-port use for a City of Long Beach police headquarters/ training academy to the permitted uses within Planning District #4]. (For Commission meeting of December 8-11, 1998).

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following motion:

MOTION: I move that the Commission accept the Port's adoption of the Commission's certification of plan amendment No. 13.

The staff recommends a **YES** vote on this motion. A majority vote in the affirmative will result in adoption of the following resolution:

ACCEPTANCE

The Commission hereby accepts the Board of Harbor Commissioners' adoption on November 16, 1998, of Coastal Commission certification of the Port of Long Beach's Port Master Plan Amendment No.13.

II. FINDINGS AND DECLARATIONS.

The Commission finds and declares as follows:

A. Port Master Plan Amendment Certification. California Code of Regulations, Title 14, Section 13632(e) states that:

The certification of a port master plan [or amendment] shall not become effective until the port governing body takes formal action adopting such plan [amendment] as certified by the commission and the commission has received notice of such action, including the final EIR adopted for such action and the commission has accepted the formal action as consistent with its certification.

On November 6, 1998, the Commission certified the Port of Long Beach's Port Master Plan Amendment No. 13. On November 16, 1998, the Board of Harbor Commissioners of the Port of Long Beach adopted the Commission's certification of plan Amendment No. 13. Therefore, the Commission staff recommends that the Commission accept the Board's November 16, 1998, action.



The Port of Long Beach

P.O. BOX 570 • LONG BEACH, CA 90801-0570 • TELEPHONE (562) 437-0041 • FAX (562) 901-1725

November 18, 1998

RECEIVED
NOV 19 1998

CALIFORNIA
COASTAL COMMISSION

RECEIVED
NOV 20 1998

CALIFORNIA
COASTAL COMMISSION

Mr. Al Padilla
Ports Coordinator
California Coastal Commission
200 Oceangate, 10th Floor
Long Beach, CA 90802-4416

Subject: Acceptance of Coastal Commission Certification of Port Master Plan
Amendment #13 to the Port of Long Beach Certified Port Master Plan

Dear Mr. Padilla:

Enclosed is a copy of the November 16, 1998, action by the Board of Harbor Commissioners accepting the Coastal Commission's certification of Port Master Plan Amendment #13 to the Port of Long Beach Certified Port Master Plan. We are forwarding the Board's acceptance to you for the Commission's acknowledgment.

If you have any questions, please feel free to contact me at (562) 590-4154.

Sincerely,

Robert Knatz

JK
Geraldine Knatz, Ph.D.
Director of Planning

RLE:s

Attachment

cc: Larry Simon, CCC

PRESIDENT'S "E" AND "E-STAR"
AWARDS FOR EXCELLENCE IN EXPORT



**MEMORANDUM****LONG BEACH
BOARD OF
HARBOR COMMISSIONERS**Meeting of NOV 16 1998Action ACCEPTED

DATE November 12, 1998

TO Board of Harbor Commissioners

FROM Geraldine Knatz, Director of Planning

SUBJECT Acceptance of Coastal Commission Certification of Port Master Plan Amendment #13

On August 10, 1998, the Board of Harbor Commissioners adopted Port Master Plan Amendment #13 for submission to the California Coastal Commission to certify as an amendment to the Port Master Plan. The Port Master Plan Amendment #13 amends the Port Master Plan to modify the list of anticipated projects within the Terminal Island Planning District (District #4) to reflect the land uses specified in the Long Beach City Council adopted reuse plan for the entire Long Beach Naval Complex, transfers permitting authority to the Port of Long Beach for the remaining Long Beach Naval Complex property, and adds a 15 acre non-port use for a temporary police headquarters/training academy facility to the permitted uses within Planning District #4.

On November 6, 1998, the Coastal Commission certified the Port Master Plan Amendment #13. The Commission made findings that the Amendment conforms with Chapters 3 and 8 of the California Coastal Act. The Commission further found that the Amendment would not have any significant adverse effect on the environment, within the meaning of the California Environmental Quality Act (CEQA).


Under the Coastal Commission's administrative regulations, the Board of Harbor Commissioners must take an action accepting the Coastal Commission's certification of the Amendment. We respectfully request that the Board accept the California Coastal Commission's certification of the Port Master Plan Amendment #13 and authorize the Executive Director to transmit notice of such acceptance to the Commission for its acknowledgement.



Geraldine Knatz, Ph.D.
Director of Planning

Recommended by:

Approved by:



Paul E. Brown
Assistant Executive Director



Richard D. Steinke
Executive Director

RLE:s

W 208

CALIFORNIA COASTAL COMMISSION

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



November 24, 1998

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: PETER M. DOUGLAS, Executive Director
Charles Damm, Deputy Director
Al J. Padilla, Ports Coordinator

SUBJECT: **Final Commission action on Port of Long Beach Port Master Plan Amendment No. 12** (allow construction of a 30-acre landfill within Slip 2 of Pier E in the Middle Harbor Planning District #5).
(For Commission meeting of December 8-11, 1998).

I. STAFF RECOMMENDATION:

The staff recommends the Commission adopt the following motion:

MOTION: I move that the Commission accept the Port's adoption of the Commission's certification of plan amendment No. 12.

The staff recommends a **YES** vote on this motion. A majority vote in the affirmative will result in adoption of the following resolution:

ACCEPTANCE

The Commission hereby accepts the Board of Harbor Commissioners' adoption on October 15, 1998, of Coastal Commission certification of the Port of Long Beach's Port Master Plan Amendment No.12.

II. FINDINGS AND DECLARATIONS.

The Commission finds and declares as follows:

A. Port Master Plan Amendment Certification. California Code of Regulations, Title 14, Section 13632(e) states that:

The certification of a port master plan [or amendment] shall not become effective until the port governing body takes formal action adopting such

plan [amendment] as certified by the commission and the commission has received notice of such action, including the final EIR adopted for such action and the commission has accepted the formal action as consistent with its certification.

On October 13, 1998, the Commission certified the Port of Long Beach's Port Master Plan Amendment No. 12. On October 15, 1998, the Board of Harbor Commissioners of the Port of Long Beach adopted the Commission's certification of plan Amendment No. 12. Therefore, the Commission staff recommends that the Commission accept the Board's October 15, 1998, action.



The Port of Long Beach

P. O. BOX 570 • LONG BEACH, CA 90801-0570 • TELEPHONE (562) 437-0041 • FAX (562) 901-1725

October 21, 1998

RECEIVED
OCT 23 1998

Mr. Al Padilla
Ports Coordinator
California Coastal Commission
200 Oceangate, Suite 1000
Long Beach, CA 90802-4416

CALIFORNIA
COASTAL COMMISSION

Subject: Acceptance of Coastal Commission Certification of Port Master Plan
Amendment #12 to the Port of Long Beach Certified Port Master Plan

Dear Mr. Padilla:

Enclosed is a copy of the October 19, 1998, action by the Board of Harbor Commissioners accepting the Coastal Commission's certification of Port Master Plan Amendment #12 to the Port of Long Beach Certified Port Master Plan. In response to the Coastal Commission's action on October 13, 1998, we are forwarding the Board's acceptance to you for the Commission's acknowledgment.

If you have any questions, please feel free to contact me at (562) 590-4154.

Sincerely,

Robert Kntz

for Geraldine Kntz, Ph.D.
Director of Planning

RLE:s

Attachment

cc: Larry Simon

PRESIDENT'S "E" AND "E-STAR"
AWARDS FOR EXCELLENCE IN EXPORT





MEMORANDUM

LONG BEACH
CALIFORNIABOARD OF
HARBOR COMMISSIONERSMeeting of OCT 19 1998Action ACCEPTED

DATE October 15, 1998

TO Board of Harbor Commissioners

FROM Geraldine Knatz, Director of Planning

SUBJECT Acceptance of Coastal Commission Certification of Port Master Plan Amendment #12

On August 10, 1998, the Board of Harbor Commissioners adopted the Port Master Plan Amendment #12 for submission to the California Coastal Commission to certify as an amendment to the Port Master Plan. The Port Master Plan Amendment #12 allows construction of a 30 acre landfill within Slip 2 of Pier E in the Middle Harbor Planning District (Planning District #5), in the Port of Long Beach.

On October 13, 1998, the Coastal Commission approved and certified the Port Master Plan Amendment #12. The Commission made findings that the Amendment conforms with Chapter 8 of the California Coastal Act. The Commission further found that the Amendment will not have any significant adverse effect on the environment, within the meaning of the California Environmental Quality Act (CEQA).

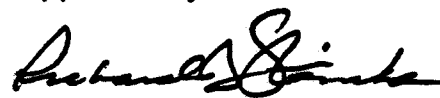
Under the Coastal Commission's administrative regulations, the Board of Harbor Commissioners must take an action accepting the Coastal Commission's certification of the Amendment. We respectfully request that the Board accept the California Coastal Commission's certification of the Port Master Plan Amendment #12 and authorize the Executive Director to transmit notice of such acceptance to the Commission for its acknowledgement.


Geraldine Knatz, Ph.D.
Director of Planning

Recommended by:


Paul E. Brown
Assistant Executive Director

Approved by:


Richard D. Steinke
Executive Director

RLE:s