

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT  
PO Box 1450  
200 Oceangate, 10th Floor  
LONG BEACH, CA 90802-4416  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

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# SOUTH COAST DISTRICT (LONG BEACH) DEPUTY DIRECTOR'S REPORT

*For the*

## *October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 13, 2005

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

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the October 13, 2005 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

**REGULAR WAIVERS**

- 5-05-296-W Eric Sorenson (Seal Beach, Orange County)
- 5-05-322-W Donald & Gwen Abrams (Balboa Island, Orange County)

**DE MINIMIS WAIVERS**

- 5-05-294-W Erik Anderson (Newport Beach, Orange County)
- 5-05-295-W Edward Sweeney (Newport Beach, Orange County)
- 5-05-298-W Phil & Janet Painter (Newport Beach, Orange County)
- 5-05-299-W Hilton & Belinda Schlosberg (Seal Beach, Orange County)
- 5-05-300-W Trustee Of The Bessie Withers Skelton Living Trust, Attn: Chuck Skelton And Linda S Zimmerman (Hermosa Beach, Los Angeles County)
- 5-05-311-W Bard Partners, LLC, Attn: Kim Komick; (Hermosa Beach, Los Angeles County)
- 5-05-312-W Bard Partners, LLC, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
- 5-05-313-W Bard Partners, LLC, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
- 5-05-318-W 427 11th Street, LLC, Attn: Robert Salim, Managing Member (Hermosa Beach, Los Angeles County)
- 5-05-325-W Daniel Ganezer (Santa Monica, Los Angeles County)
- 5-05-330-W Steven R. Legare (Hermosa Beach, Los Angeles County)
- 5-05-334-W Gina & Frederic Kornfeind (Pacific Palisades, Los Angeles County)
- 5-05-338-W Josef Szigeti (Newport Beach, Orange County)
- 5-05-339-W Riviera Properties, LLC, Attn: Hank Mc Kisson (Venice, Los Angeles County)
- 5-05-358-W Lawrence And Jennifer Goodfriend (Pacific Palisades, Los Angeles County)
- 5-05-363-W City Of Los Angeles, Bureau Of Public Works, Attn: Paul Racs (Venice, Los Angeles County)
- 5-05-365-W Jessica Aronoff & Lawrence Sher (Venice, Los Angeles County)

**EMERGENCY PERMITS**

- 5-05-335-G City Of Laguna Beach, Attn: Monica Tuchscher (Laguna Beach, Orange County)

**IMMATERIAL AMENDMENTS**

- A-5-RPV-02-324-A2 Long Point Development, LLC, Attn: Keith Lamparter (Rancho Palos Verdes, Los Angeles County)
- 5-01-037-A4 Fantasea Charters; Pacific Marina Ventures (Marina Del Rey, Los Angeles County)
- 5-82-605-A1 Thomas Boone (Huntington Beach, Orange County)

**TOTAL OF 23 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.

Project Number	Project Description	Project Location
5-05-296-W Eric Sorenson	Addition and remodel of an existing 1,519 square foot one-story, single-family residence with an attached 544 square foot two-car garage. The proposed project includes: 1) demolition of an existing two-car garage and construction of a new 688 square foot two and one-half-car garage; 2) addition of 101 square feet to the existing 1st floor and 3) a new 1,436 square foot 2nd floor. In addition, the project includes a new 32 square foot 2nd floor deck. Grading will consist of 39 cubic yards of cut and export to a location outside of the coastal zone. Post project the two-story single-family residence will be 3,056 square feet with an attached 688 square foot two and one-half-car garage. The maximum height of the structure will be 25-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.	1650 Crestview Avenue, Seal Beach (Orange County)
5-05-322-W Donald & Gwen Abrams	Remodel and addition of a new 141 square foot third floor to an existing two story single family residence. Resultant structure will be a 2193 square foot, three story, 29 foot high at maximum point, 24 feet high at midpoint single family residence with an attached 442 square foot, two car garage and a new 340 square foot roof deck.	200 Grand Canal, Balboa Island (Orange 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.

Project Number	Project Description	Project Location
5-05-294-W Erik Anderson	Lot line adjustment to add the southern portion of Lot 22 and adjacent portion of Lot M to the existing parcel immediately adjacent to the north. All the land subject to the proposed Lot Line Adjustment is held in single ownership, and will become a single parcel of land. This will not change the demarcation between private and public land.	2210 & 2222 Channel Road, Newport Beach (Orange County)
5-05-295-W Edward Sweeney	Lot line adjustment to combine two existing lots into a 0.166-acre parcel. No new development is proposed. An existing single-family residence currently straddles the lot line to be removed.	401 & 403 Heliotrope, Newport Beach (Orange County)

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

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<p><b>5-05-298-W</b> Phil &amp; Janet Painter</p>	<p>Demolition of an existing single family residence and construction of a new 1880 square foot, 29' high, three-story single family residence with balconies, a roof deck and an attached 370 square foot two-car garage. The project also involves landscape and hardscape improvements, including new 6' high concrete block walls along the side property lines. Minor grading is proposed for compaction and drainage. Roof and surface runoff will be directed to landscaping and gravel filtration areas where feasible.</p>	<p>314 Coral Avenue, Newport Beach (Orange County)</p>
<p><b>5-05-299-W</b> Hilton &amp; Belinda Schlosberg</p>	<p>Demolition of an existing single-family residence and construction of a 1,706 square foot, three-story single-family residence with an attached 383 square foot two-car garage. In addition, the project will consist of a 382 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 20 cubic yards for recompaction purposes, which will be balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>B-93 Surfside Ave, Seal Beach (Orange County)</p>
<p><b>5-05-300-W</b> Trustee Of The Bessie Withers Skelton Living Trust, Attn: Chuck Skelton And Linda S Zimmerman</p>	<p>Demolition of an existing single-family residence and construction of a 3,432 square-foot, 30' high, two-story plus roof deck over basement, single-family residence with an attached 421 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts located around the perimeter of the roof towards landscaped areas located in the front yard and adjacent to the garage in the corner of the rear yard.</p>	<p>3317 Palm Drive, Hermosa Beach (Los Angeles County)</p>
<p><b>5-05-311-W</b> Bard Partners, LLC, Attn: Kim Komick</p>	<p>Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 278 cubic yards of cut.</p>	<p>836 Bard Street, Hermosa Beach (Los Angeles County)</p>
<p><b>5-05-312-W</b> Bard Partners, LLC, Attn: Kim Komick</p>	<p>Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 338 cubic yards of cut.</p>	<p>842 Bard St, Hermosa Beach (Los Angeles County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-05-313-W</b> Bard Partners, LLC. Attn: Kim Komick</p>	<p>Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 364 cubic yards of cut.</p>	<p>848 Bard Street, Hermosa Beach (Los Angeles County)</p>
<p><b>5-05-318-W</b> 427 11th Street, LLC. Attn: Robert Salim, Managing Member</p>	<p>Demolition of an existing duplex and construction of three attached 29' 11" high, residential condominium units. Each unit contains two stories, plus roof deck over a basement level, with enclosed parking for two vehicles and a total of two open guest parking spaces. Unit A has 1,932 square feet of living space and a 380 square-foot two-car garage. Unit B has 1,846 square feet of living space and a 433 square-foot two-car garage. Unit C has 1,806 square feet of living space and a 537 square-foot two-car garage. Roof water run-off will be conducted through gutters and downspouts into planter areas located in the westerly side yard and front yard. Landscape pockets are utilized to capture some of the surface run-off and catch basins with porous base for overflow conditions are also located in the easterly side yard and motor court area to capture surface water run-off.</p>	<p>427 11th Street, Hermosa Beach (Los Angeles County)</p>
<p><b>5-05-325-W</b> Daniel Ganezer</p>	<p>Demolition of a single-family residence and construction of a three unit, three-story condominium development with semi-subterranean parking for six parking spaces.</p>	<p>2316 3rd Street, Santa Monica (Los Angeles County)</p>
<p><b>5-05-330-W</b> Steven R. Legare</p>	<p>Demolition of an existing duplex and construction of two detached, 29.4' high, residential condominium units. Each unit contains two stories, plus roof deck over a basement level, with enclosed parking for two vehicles and a total of three open guest parking spaces. Unit A has 2,522 square feet of living space and a 406 square-foot two-car garage. Unit B has 2,339 square feet of living space and a 437 square-foot two-car garage. Roof water run-off will be conducted through gutters and downspouts into landscaped areas located in the side and rear yards.</p>	<p>43 Monterey Bl, Hermosa Beach (Los Angeles County)</p>
<p><b>5-05-334-W</b> Gina &amp; Frederic Komfeind</p>	<p>Demolition of a two-story single-family residence, detached 2-car garage and construction of a two-story, 33-foot high (as measured from centerline of frontage road), 5,865 square-foot single-family residence, with basement and attached 380 square-foot 2-car garage, on a 6,902.5 square-foot lot. The proposed project also includes excavation on a relatively flat lot, which involves grading (300 cubic yards of cut and 300 cubic yards of fill) with 400 cubic yards of export.</p>	<p>16841 Livorno Drive, Pacific Palisades (Los Angeles County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-05-338-W</b> Josef Szigeti</p>	<p>Demolition of two detached single-family residences and construction of a new two-story, 3,128 sq. ft. two-unit condominium building with an attached 346 square foot garage (tandem parking for two cars), and carport for two cars. In addition, there will be a total of 900 square feet for second floor decks. The maximum height of the structure will be approximately 27 ½ feet above finished grade. Grading will consist of approximately 350 cubic yards of cut and 410 cubic yards of fill with 60 cubic yards of import (from a location outside of the coastal zone) to prepare the site for development. Drainage from the new structure and surface water will be directed to a bottomless trench drain and the runoff will percolate into the ground.</p>	<p>511 35th Street, Newport Beach (Orange County)</p>
<p><b>5-05-339-W</b> Riviera Properties, LLC. Attn: Hank Mc Kisson</p>	<p>Demolition of an existing single-family house and construction of a 30-foot high, 3,045 sq. ft. three-story single family dwelling with an uncovered roof deck at the rear of the house on a 2,700 square foot RD1.5-1 zoned lot. The project will provide two parking spaces and a gravel-filled water percolation area in each side yard to address water quality impacts of low flow run-off. The parapet of the roof deck is no higher than 33.5 feet above the centerline of the frontage road and will not be visible from the street.</p>	<p>1220 Cabrillo Avenue, Venice (Los Angeles County)</p>
<p><b>5-05-358-W</b> Lawrence And Jennifer Goodfriend</p>	<p>Demolition of more than fifty percent of the exterior walls of a one-story single-family residence with attached garage and construction of a two-story, 26-foot high (as measured from existing grade), 3,094 square-foot single-family residence, and attached 464 square-foot 2-car garage, on a 6,302 square-foot lot.</p>	<p>517 Erskine Dr, Pacific Palisades (Los Angeles County)</p>
<p><b>5-05-363-W</b> City Of Los Angeles, Bureau Of Public Works, Attn: Paul Raes</p>	<p>Construct decomposed granite pathway for public access on publicly owned pathway located between Pacific Avenue and Grand Canal; install low water use, non invasive landscaping.</p>	<p>Vacant lot between 2420 and 2500 Pacific Avenue and easement between Strongs Grand Canal, Venice (Los Angeles County)</p>
<p><b>5-05-365-W</b> Jessica Aronoff &amp; Lawrence Sher</p>	<p>Demolish partitions to change existing 2,231 sq ft., one story 11.5 foot high duplex to single family use; add 30 sq. ft enclosed area and new patio.</p>	<p>230 5th Avenue, Venice (Los Angeles County)</p>

**REPORT OF EMERGENCY PERMITS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p><b>5-05-335-G</b> City Of Laguna Beach. Attn: Monica Tuchscher</p>	<p>Restoration of drainage channel by construction of an approximately 450 foot-long temporary shoring wall along the toe of the slope facing the former drainage course, installation of a 72" reinforced concrete pipe storm drain that connects to two existing pipes and the replacement of the water and sewer lines, as depicted on the plans (dated 8/24/05 and 8/26/05). Work also includes slope winterization, which involves the removal of vegetation, demolition of homes, slope grading and the installation of temporary above ground drainage systems.</p>	<p>Bluebird Canyon. Laguna Beach (Orange County)</p>
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**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.

<p><b>A-5-RPV-02-324-A2</b> Long Point Development, LLC, Attn: Keith Lamparter</p>	<p>Modifications to the project site plan including a reduction of the hotel building footprint, relocation of the specialty restaurant, reconfiguration of the villa unit floor plans, reorientation of the casita and bungalow unit buildings, reorientation of the parking structure, relocation of the tennis courts between hotel building and parking structure, relocation and revision of the spa building, expand lookout bar landward of the coastal setback line, reconfiguration and widening of the parking lot and emergency access roads, and reduction and relocation of hotel pools (Exhibit #1).</p> <p>Additionally, the applicant proposes to adjust the final boundary of the bluff top buffer, Zone B. Zone B is described in special condition 2 as an "80 foot wide Coastal Bluff Scrub and Coastal Sage Scrub Zone)" adjacent to the top of the bluff. The applicant proposes to provide a narrower buffer adjacent to a public parking lot at the northwest corner of the property, where the applicant proposes a buffer approximately 45 feet in width and adjacent to an emergency access road where the applicant again proposes to narrow the buffer to approximately 40 feet in width. The applicant proposes to balance these reductions in width by increasing the width of Zone B in areas adjacent to these modified areas to up to 150 feet. Overall, the total area of Zone B has not changed. The applicant also proposes to widen an existing drainage in the southeast corner of the property in order to protect existing willows as required in the approved permit special condition, but to enhance the width of the drainage and increase riparian plantings. Existing willows will not be touched.</p>	<p>6610 Palos Verdes Dr. South, Rancho Palos Verdes (Los Angeles County)</p>
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<p><b>5-01-037-A4</b> Fantasea Charters Pacific Marina Ventures</p>	<p>Continue the use of the dock for temporary mooring of the charter yacht for an additional two year period.</p>	<p>13570 Mindanao Way. Marina Del Rey (Los Angeles County)</p>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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**5-82-605-A1**  
Thomas Boone

Construction of a 46 inch high, wrought iron gate and railing along the outer edge of an existing deck which is cantilevered 5 feet beyond the bulkhead.

3311 Bounty Circle, Huntington Beach (Orange County)

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**CALIFORNIA COASTAL COMMISSION**

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



September 26, 2005

Paul Geijer  
512 Calle Malaguena  
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 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#:** 5-05-296                      **APPLICANT:** Eric Sorenson

**LOCATION:** 1650 Crestview, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Addition and remodel of an existing 1,519 square foot one-story, single-family residence with an attached 544 square foot two-car garage. The proposed project includes: 1) demolition of the existing two-car garage and construction of a new 688 square foot two and one-half-car garage; 2) addition of 101 square feet to the existing 1<sup>st</sup> floor and 3) a new 1,436 square foot 2<sup>nd</sup> floor. In addition, the project includes a new 32 square foot 2<sup>nd</sup> floor deck. Grading will consist of 39 cubic yards of cut and export to a location outside of the coastal zone. Post project the two-story single-family residence will be 3,056 square feet with an attached 688 square foot two and one-half-car garage. The maximum height of the structure will be 25-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 approximately 58% demolition of the exterior wall of the existing structure. The lot size is 6,000 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) and is designed to be compatible with the character of the surrounding development. Public access is available at Gum Grove Park. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 12-14, 2005 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

  
\_\_\_\_\_  
DEBORAH LEE  
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



September 21, 2005

Barry Walker  
P.O. Box 11658  
Newport Beach, CA 92658

**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# :** 5-05-322**APPLICANT:** Donald & Gwen Abrams**LOCATION:** 200 Grand Canal, Balboa Island (Newport Beach), Orange County

**PROPOSED DEVELOPMENT:** Remodel and addition of a new 141 square foot third floor to an existing two story single family residence. Resultant structure will be a 2193 square foot, three story, 29 foot high at maximum point, 24 feet high at midpoint single family residence with an attached 442 square foot, two car garage and a new 340 square foot roof deck.

**RATIONALE:** The subject site fronts on the Grand Canal on Balboa Island in Newport Harbor. However, there is a ten foot wide public walkway between the subject site and the harbor. No development is proposed beyond the existing footprint of the building. The proposed project consists of a third story addition with no change to the exiting footprint, so the project will not impact the existing drainage pattern of the site. The lot is 2,550 square feet. The proposed project will provide two parking spaces consistent with the Commission's parking standard of two spaces per residential unit. 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 (Two Family Residential). Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities; and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 12-14, 2005** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

  
Deborah Lee  
Deputy Director

by: 

cc: Commissioners/File

5-05-322 Abrams NB fptrnc rw 10.05 mv

**CALIFORNIA COASTAL COMMISSION**

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



September 19, 2005

Erik Anderson  
57 Belcourt Drive  
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 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#:** 5-05-294

**APPLICANT:** Erik Anderson

**LOCATION:** 2210/2222 Channel Road, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Lot line adjustment to add the southern portion of Lot 22 and adjacent portion of Lot M to the existing parcel immediately adjacent to the north. All the land subject to the proposed Lot Line Adjustment is held in single ownership, and will become a single parcel of land. This will not change the demarcation between private and public land.

**RATIONALE:** No construction is proposed as part of this request. A coastal development permit was previously approved at the site allowing demolition of two single family residences and construction of a new single family residence and the combination of lots 23 and 24 and the northern portion of Lot 22, as well as the portion of Lot M adjacent to each of the subject numbered lots (5-02-174, Anderson). The proposed addition to the previously combined Parcel 1 will allow additional yard space for the residence approved under 5-02-174. The subject site is a harbor front site. The nearest public access is located approximately 100 feet north of the subject site at a small public sandy beach. 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, the City's certified LUP and the Chapter Three policies of the Coastal Act. In addition, it will not prejudice the City's ability to prepare a total LCP.

This waiver will not become effective until reported to the Commission at their **October 12-14, 2005** 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.

Handwritten signature of Deborah N. Lee in black ink.

by:

Handwritten signature of Paul Schumann in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Cathy Lee Fransen  
308 Heliotrope Avenue  
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#:** 5-05-295**APPLICANT:** Edward Sweeney**LOCATION:** 401 & 403 Heliotrope Avenue, Newport Beach, Orange County**PROPOSED DEVELOPMENT:** Lot line adjustment to combine two existing lots into a 0.166-acre parcel. No new development is proposed. An existing single-family residence currently straddles the lot line to be removed.**RATIONALE:** The proposed development consists of a lot line adjustment on a property designated R-2. No construction is proposed. The subject site is not located between the sea and the first public road and is not an oceanfront or bayfront lot. 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 Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 13, 2005 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.

Handwritten signature of Deborah N. Lee in cursive.

DEBORAH LEE  
Deputy Director

by:

Handwritten signature of Edward Sweeney in cursive, written over a horizontal line.

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



September 29, 2005

Ian J.N. Harrison, Architect  
3535 East 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#:** 5-05-298

**APPLICANTS:** Janet and Phil Painter

**LOCATION:** 314 Coral Avenue, Balboa Island (Newport Beach), Orange County

**PROPOSED DEVELOPMENT:** Demolition of an existing single family residence and construction of a new 1880 square foot, 29' high, three-story single family residence with balconies, a roof deck and an attached 370 square foot two-car garage. The project also involves landscape and hardscape improvements, including new 6' high concrete block walls along the side property lines. Minor grading is proposed for compaction and drainage. Roof and surface runoff will be directed to landscaping and gravel filtration areas where feasible.

**RATIONALE:** The subject site is an inland lot which is not located between the first public road and the sea. The lot is 2,125 square feet in size and is designated Two Family Residential in the certified Land Use Plan and the proposed use conforms to this designation. 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 typically imposed parking requirement of two spaces per residential unit and is designed to be compatible with the character of surrounding development. Vertical public access is available at the end of Coral Avenue, approximately 250 feet north of the subject site. Directing surface runoff to permeable areas and filtering runoff is consistent with the marine protection policies of the Coastal Act. 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 October 13, 2005 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.

Handwritten signature of Deborah N. Lee in black ink.

DEBORAH LEE

Deputy Director

cc: Commissioners/File

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by: Handwritten signature of Ian J.N. Harrison in black ink.

**CALIFORNIA COASTAL COMMISSION**

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



September 26, 2005

Marshall Inniss  
479 Ocean Avenue, #C  
Laguna Beach, CA 92651

**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#:** 5-05-299

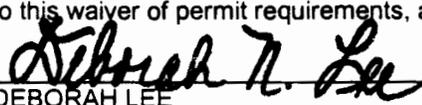
**APPLICANT:** Hilton and Michelle Schlosberg

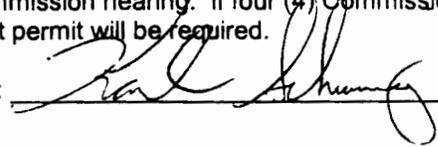
**LOCATION:** B-93 Surfside, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a 1,706 square foot, three-story single-family residence with an attached 383 square foot two-car garage. In addition, the project will consist of a 382 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 20 cubic yards for recompaction purposes, which will be balanced on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 1,025 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed development meets the Commission's regularly used 35' height limit for Surfside Colony and would not result in an intensification of use of the site. The proposed project also conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public access is provided in the project area at the end of Anderson Street. 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. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. 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 past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 12-14, 2005 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.

  
DEBORAH LEE  
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



September 27, 2005

Srour and Assoc., Attn: Elizabeth Srour  
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#:** 5-05-300

**APPLICANTS:** Chuck Skelton and  
Linda Zimmerman

**LOCATION:** 3317 Palm Drive, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a 3,432 square-foot, 30' high, two-story plus roof deck over basement, single-family residence with an attached 421 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts located around the perimeter of the roof towards landscaped areas located in the front yard and adjacent to the garage in the corner of the rear yard.

**RATIONALE:** The subject site is located approximately 2 blocks from the beach on a 2,547 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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 October 13, 2005 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.

*Deborah N. Lee*

by: *[Signature]*

Deborah Lee  
Deputy Director  
cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Srour and Assoc., Attn: Elizabeth Srour  
1001 6th Street, Suite 110  
Manhattan Beach, CA 90266

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
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**WAIVER#:** 5-05-311

**APPLICANTS:** Bard Partners, LLC

**LOCATION:** 836 Bard St., Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 278 cubic yards of cut.

**RATIONALE:** The subject site is located approximately ½ mile from the beach on a 3,470 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 5 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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 October 12-14, 2005 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.

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

by: Handwritten signature in black ink.

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Strour and Assoc., Attn: Elizabeth Strour  
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#:** 5-05-312

**APPLICANTS:** Bard Partners, LLC

**LOCATION:** 842 Bard St., Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 338 cubic yards of cut.

**RATIONALE:** The subject site is located approximately ½ mile from the beach on a 3,462 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 7 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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.

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Deborah Lee  
Deputy Director

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by: Handwritten signature in black ink.

**CALIFORNIA COASTAL COMMISSION**

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200 OceanGate, Suite 1000  
Long Beach, CA 90802-4302  
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September 27, 2005

Strour and Assoc., Attn: Elizabeth Strour  
1001 6th Street, Suite 110  
Manhattan Beach, CA 90266

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
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**WAIVER#:** 5-05-313

**APPLICANTS:** Bard Partners, LLC

**LOCATION:** 848 Bard St., Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of two detached, 30' high, residential condominium units. Unit 1 contains two stories, plus roof deck over a basement level with 2,095 square feet of living space and a 375 square-foot two-car garage. Unit 2 contains 3 stories, plus roof deck over a basement level with 2,554 square feet of living space and a 372 square-foot two-car garage. Both units share the guest parking space and site development will provide one public parking space on Bard Street. Roof water run-off will be conducted through gutters and downspouts into landscaped side yard areas as well as the front and rear yards. Grading will consist of 364 cubic yards of cut.

**RATIONALE:** The subject site is located approximately ½ mile from the beach on a 3,453 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 5 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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.

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Handwritten signature of Deborah N. Lee in black ink.

by: Handwritten signature of Paul E. ... in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Srour and Assoc., Attn: Elizabeth Srour  
1001 6th Street, Suite 110  
Manhattan Beach, CA 90266

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis  
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**WAIVER#:** 5-05-318

**APPLICANTS:** 427 11<sup>th</sup> Street, LLC

**LOCATION:** 427 11<sup>th</sup> St., Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of three attached 29' 11" high, residential condominium units. Each unit contains two stories, plus roof deck over a basement level, with enclosed parking for two vehicles and a total of two open guest parking spaces. Unit A has 1,932 square feet of living space and a 380 square-foot two-car garage. Unit B has 1,846 square feet of living space and a 433 square-foot two-car garage. Unit C has 1,806 square feet of living space and a 537 square-foot two-car garage. Roof water run-off will be conducted through gutters and downspouts into planter areas located in the westerly side yard and front yard. Landscape pockets are utilized to capture some of the surface run-off and catch basins with porous base for overflow conditions are also located in the easterly side yard and motor court area to capture surface water run-off.

**RATIONALE:** The subject site is located approximately ¼ mile from the beach on a 5,012 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 8 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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 October 13, 2005 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.

Handwritten signature of Deborah Lee in black ink.

Deborah Lee  
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



September 27, 2005

Jeffrey A. Dahl  
18681 Amaua Lane  
Huntington Beach, CA 92648

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

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**WAIVER#:** 5-05-325

**APPLICANT:** Daniel Ganezer

**LOCATION:** 2316 3<sup>rd</sup> Street, Santa Monica

**PROPOSED DEVELOPMENT:** Demolition of a single-family residence and construction of a three unit, three-story condominium development with semi-subterranean parking for six parking spaces.

**RATIONALE:** The proposed project is located approximately four blocks from the beach within a developed residential neighborhood, zoned OP-2—Low Multiple Family. The project is consistent with the City's 30-foot height limit and is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide two parking spaces per unit. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or filtered drains to reduce urban runoff, per City requirements. 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 October 12-14, 2005 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.

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee  
Deputy Director

by: Handwritten signature of Daniel Ganezer in black ink.

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Srou and Assoc., Attn: Elizabeth Srou  
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**

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**WAIVER#:** 5-05-330

**APPLICANTS:** Steven R Legare

**LOCATION:** 43 Monterey Blvd., Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of two detached, 29.4' high, residential condominium units. Each unit contains two stories, plus roof deck over a basement level, with enclosed parking for two vehicles and a total of three open guest parking spaces. Unit A has 2,522 square feet of living space and a 406 square-foot two-car garage. Unit B has 2,339 square feet of living space and a 437 square-foot two-car garage. Roof water run-off will be conducted through gutters and downspouts into landscaped areas located in the side and rear yards.

**RATIONALE:** The subject site is located several blocks from the beach on a 3,622 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 7 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection 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 October 12-14, 2005 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.

Handwritten signature of Deborah N. Lee in black ink.

by: Handwritten signature of Steven R Legare in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 19, 2005

Joan Swartz, Architect  
245 21<sup>st</sup> Street  
Santa Monica, CA 90402

**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:** 5-05-334

**APPLICANTS:** Frederic & Gina Kornfeind

**LOCATION:** 16841 Livorno Dr., Pacific Palisades, City of Los Angeles, Los Angeles Co.

**PROPOSED DEVELOPMENT:** Demolition of a two-story single-family residence, detached 2-car garage and construction of a two-story, 33-foot high (as measured from centerline of frontage road), 5,865 square-foot single-family residence, with basement and attached 380 square-foot 2-car garage, on a 6,902.5 square-foot lot. The proposed project also includes excavation on a relatively flat lot, which involves grading (300 cubic yards of cut and 300 cubic yards of fill) with 400 cubic yards of export.

**RATIONALE:** The proposed project, which is located approximately one-half mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2005-5699-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). 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 (2,837.5 square-feet of permeable landscaped area will be maintained on the 6,902.5 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

**October 12-14, 2005** 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.

Handwritten signature of Deborah N. Lee in black ink, written over a horizontal line.

DEBORAH LEE  
Deputy Director

by: Handwritten signature of Paul E. in black ink, written over a horizontal line.

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Borg Monberg, A.I.A.  
3432 Via Oporto Suite 209C  
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#:** 5-05-338                      **APPLICANT:** Josef Szigeti

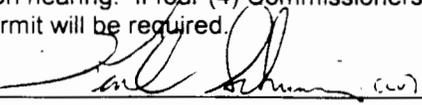
**LOCATION:** 511 35<sup>th</sup> Street, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of two detached single-family residences and construction of a new two-story, 3,128 sq.ft. two-unit condominium building with an attached 346 square foot garage (tandem parking for two cars), and carport for two cars. In addition, there will be a total of 900 square feet for second floor decks. The maximum height of the structure will be approximately 27 ½ feet above finished grade. Grading will consist of approximately 350 cubic yards of cut and 410 cubic yards of fill with 60 cubic yards of import (from a location outside of the coastal zone) to prepare the site for development. Drainage from the new structure and surface water will be directed to a bottomless trench drain and the runoff will percolate into the ground.

**RATIONALE:** The subject site is approximately 2,850 square feet in size, is designated as Two Family Residential in the City of Newport Beach Land Use Plan (LUP) and is an inland lot 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 near the terminus of Short Street adjacent to the waterway approximately one-and-a-half blocks northwest of the project site. Directing storm drain runoff to drainage facilities is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with 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 October 13, 2005 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.

  
DEBORAH LEE  
Deputy Director

by:  (CO)

cc: Commissioners/File E:\De Minimis Waivers\2005 waivers\5-05-338 (Szigeti) DMWaiver.doc

**CALIFORNIA COASTAL COMMISSION**

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



September 21, 2005

Daniel Monti  
Modal Design  
2049 Linnington 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#:** 5-05-339 **APPLICANT:** Riviera Properties

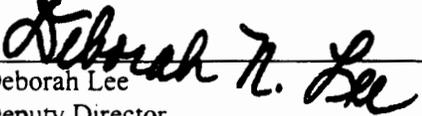
**LOCATION:** 1220 Cabrillo Ave., Venice, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family house and construction of a 30-foot high, 3,045 sq. ft. three-story single family dwelling with an uncovered roof deck at the rear of the house on a 2,700 square foot RD1.5-1 zoned lot. The project will provide two parking spaces and a gravel-filled water percolation area in each side yard to address water quality impacts of low flow run-off. The parapet of the roof deck is no higher than 33.5 feet above the centerline of the frontage road and will not be visible from the street.

**RATIONALE:**

The Los Angeles City Planning Department has reviewed the project for compliance with the Venice Specific Plan and with the Mello Act, case number DIR-2005-6053-VSO-MEL. In this area of North Venice, the Venice Specific Plan permits up to two units on one 30 by 90 foot lot. The project is consistent in height with the certified Venice Land Use Plan, that allows 30 foot high three story structure in this neighborhood with a flat roof, and a 35 foot high structure with an "irregular roof". While the proposed project is higher, larger and has greater lot coverage than some of the older houses on the block, it is similar in height and square footage to the two projects that have been recently approved and constructed on this block. The project will not prejudice the development of a local coastal program that is consistent with 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 October 12-14, 2005 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.

  
Deborah Lee  
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



September 23, 2005

Bill James  
479 W. 6<sup>th</sup> Street  
San Pedro, CA 90731

**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:** 5-05-358

**APPLICANTS:** Lawrence & Jennifer Goodfriend

**LOCATION:** 517 Erskine Drive, Pacific Palisades, City of Los Angeles, Los Angeles Co.

**PROPOSED DEVELOPMENT:** Demolition of more than fifty percent of the exterior walls of a one-story single-family residence with attached garage and construction of a two-story, 26-foot high (as measured from existing grade), 3,094 square-foot single-family residence, and attached 464 square-foot 2-car garage, on a 6,302 square-foot lot.

**RATIONALE:** The proposed project, which is located approximately one-half mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2005-6263-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including maintaining 2,712 square feet of permeable landscaped area. 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 October 12-14, 2005 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.

Handwritten signature of Deborah N. Lee in black ink, written over a horizontal line.

DEBORAH LEE  
Deputy Director

by: Handwritten signature in black ink, written over a horizontal line.

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



September 27, 2005

Maxine Leral  
2408 Grand Canal,  
Venice, CA 90291

Rhonda De Victor  
2500½ Strongs Drive  
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#:** 5-05-363

**APPLICANT:** City of Los Angeles Bureau of Public Works,  
attn. Paul Racs  
200 No. Spring St.  
Los Angeles, CA, 90012

**LOCATION:** Vacant lot between 2420 and 2500 Pacific Avenue and easement between Strongs-Grand Canal, Venice, Los Angeles County

**PROPOSED DEVELOPMENT:** Construct decomposed granite pathway for public access on publicly owned pathway located between Pacific Avenue and Grand Canal; install low water use, non invasive landscaping.

**RATIONALE:** Project will enhance public access to the Venice Canals; will provide recreational opportunities and will improve the appearance of the area. 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 **October 12-14, 2005**, 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.

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

by:

Handwritten signature of Susan Henry in black ink.

**CALIFORNIA COASTAL COMMISSION**

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



September 19, 2005

Selina Boxer Wachler  
708 14<sup>th</sup> St.  
Santa Monica, CA 90402

**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#:** 5-05-365

**APPLICANT:** Jessica Aronoff and Lawrence Sher

**LOCATION:** 230 5th Avenue, Venice, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolish partitions to change existing 2,231 sq ft., one story 11.5 foot high duplex to single family use; add 30 sq. ft enclosed area and new patio.

**RATIONALE:** The project is proposed for a 4,137 sq. ft. RD-2-1 lot. The project has adequate parking for one unit (three spaces), and will not have impacts on coastal access and on Rose Avenue, the closest major coastal access route. The project is located about six blocks inland of the beach. The project requires a coastal development permit because it is a change in intensity of use. The development is consistent with the certified Venice Land Use Plan (which allows two units on the lot) and the established density and scale of the area. It will not prejudice the ability of local government to develop a Local coastal program that is consistent with 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 October 13, 2005 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.

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee  
Deputy Director  
cc: Commissioners/File

by:

Handwritten signature of Jessica Aronoff in black ink.



**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT**

**DATE:** September 9, 2005  
**EMERGENCY PERMIT:** 5-05-335-G  
**APPLICANT:** City of Laguna Beach  
**LOCATION:** Bluebird Canyon Landslide (area within Commission Appeal Jurisdiction), Laguna Beach (Orange County)

**EMERGENCY WORK PROPOSED:**

**Restoration of drainage channel by construction of an approximately 450 foot-long temporary shoring wall along the toe of the slope facing the former drainage course, installation of a 72" reinforced concrete pipe storm drain that connects to two existing pipes and the replacement of the water and sewer lines, as depicted on the plans (dated 8/24/05 and 8/26/05). Work also includes slope winterization, which involves the removal of vegetation, demolition of homes, slope grading and the installation of temporary above ground drainage systems.**

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 landslide 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: Jurisa Henry  
Title: District Manager

**CONDITIONS OF APPROVAL:**

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 180 days of the date of this permit.
4. Within 180 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to the City of Laguna Beach to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 365 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 from applicable property owners and/or permits from other agencies.
7. All necessary best management practices to control runoff and erosion during construction shall be implemented. Vegetation planted for erosion control shall only consist of native, drought tolerant plants. No plant species listed as problematic and/or invasive by the California Native Plant Society, the California Exotic Pest Plant Council, or as may be identified from time to time by the State of California shall be employed or allowed to naturalize or persist on the site. No plant species listed as a 'noxious weed' by the State of California or the U.S. Federal Government shall be utilized within the property.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the permittee wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained from the City of Laguna Beach or the Commission on appeal. A regular permit would be subject to all of the provisions of the City's Local Coastal Program and may be conditioned accordingly.

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

Enclosure: Acceptance Form

cc: Mark Johnsson

**CALIFORNIA COASTAL COMMISSION**

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

**A-5-RPV-02-324-A2****NOTICE OF PROPOSED PERMIT AMENDMENT****TO:** All Interested Parties**FROM:** Peter Douglas, Executive Director**DATE:** 4 October 2005**SUBJECT:** Permit No. **A-5-RPV-02-324** granted to **Long Point Development LLC** for:

Construction of a 582 room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas", golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.

Project as amended in amendment 3 allowed the conversion of 82 units (50 casitas and 32 villas) into condominiums, enabling the units to be sold as independently-owned condominiums, which would be operated by the hotel as limited occupancy resort condominiums.

**PROJECT SITE:** 6610 Palos Verdes Dr. South, City of Rancho Palos Verdes  
(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):

Modifications to the project site plan including a reduction of the hotel building footprint, relocation of the specialty restaurant, reconfiguration of the villa unit floor plans, reorientation of the casita and bungalow unit buildings, reorientation of the parking structure, relocation of the tennis courts between hotel building and parking structure, relocation and revision of the spa building, expand lookout bar landward of the coastal setback line, reconfiguration and widening of the parking lot and emergency access roads, and reduction and relocation of hotel pools (Exhibit #1).

Additionally, the applicant proposes to adjust the final boundary of the bluff top buffer, Zone B. Zone B is described in special condition 2 as an "80 foot wide Coastal Bluff Scrub and Coastal Sage Scrub Zone" adjacent to the top of the bluff. The applicant proposes to provide a narrower buffer adjacent to a public parking lot at the northwest corner of the property, where the applicant proposes a buffer approximately 45 feet in width and adjacent to an emergency access road where the applicant again proposes to narrow the buffer to approximately 40 feet in width. The applicant proposes to balance these reductions in width by increasing the width of Zone B in areas adjacent to these modified areas to up to 150 feet. Overall, the total area of Zone B has not changed. The applicant also proposes to widen an existing drainage in the southeast corner of the property in order to protect existing willows as required in the approved permit special condition, but to enhance the width of the drainage and increase riparian plantings. Existing willows will not be touched.

## **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 proposed modifications to the site plan of the resort are refinements that are consistent with the previously approved permit A-5-RPV-02-324 and the intent of the special Conditions imposed by the Commission in its action on A-5-RPV-02-324 and A-5-RPV-02-324 A3. The changes were approved by the Rancho Palos Verdes City Council on May 17, 2005. All previously approved special conditions remain in effect. The uses, public access and habitat protection provisions of the approved project will function as described in the Commission's original action. The proposed development is consistent with the certified LCP and the public access and recreation policies of the coastal act. The proposed development 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 Ryan Todaro at the Commission Area office in Long Beach (562) 590-5071.

COASTAL COMMISSION  
A-5-SPV-02-SUB-A

EXHIBIT # 1  
PAGE 1 OF 4

PALOS VERDE



R.S.B. 78 / 66

1

R.C. 2

2

PROP. STORM DRAIN

PUBLIC PARKING

ACCESS

12 FT

ROAD

TRAIL

SD

A

266

136

252

190

129

115

130

140

150

160

170

180

190

200

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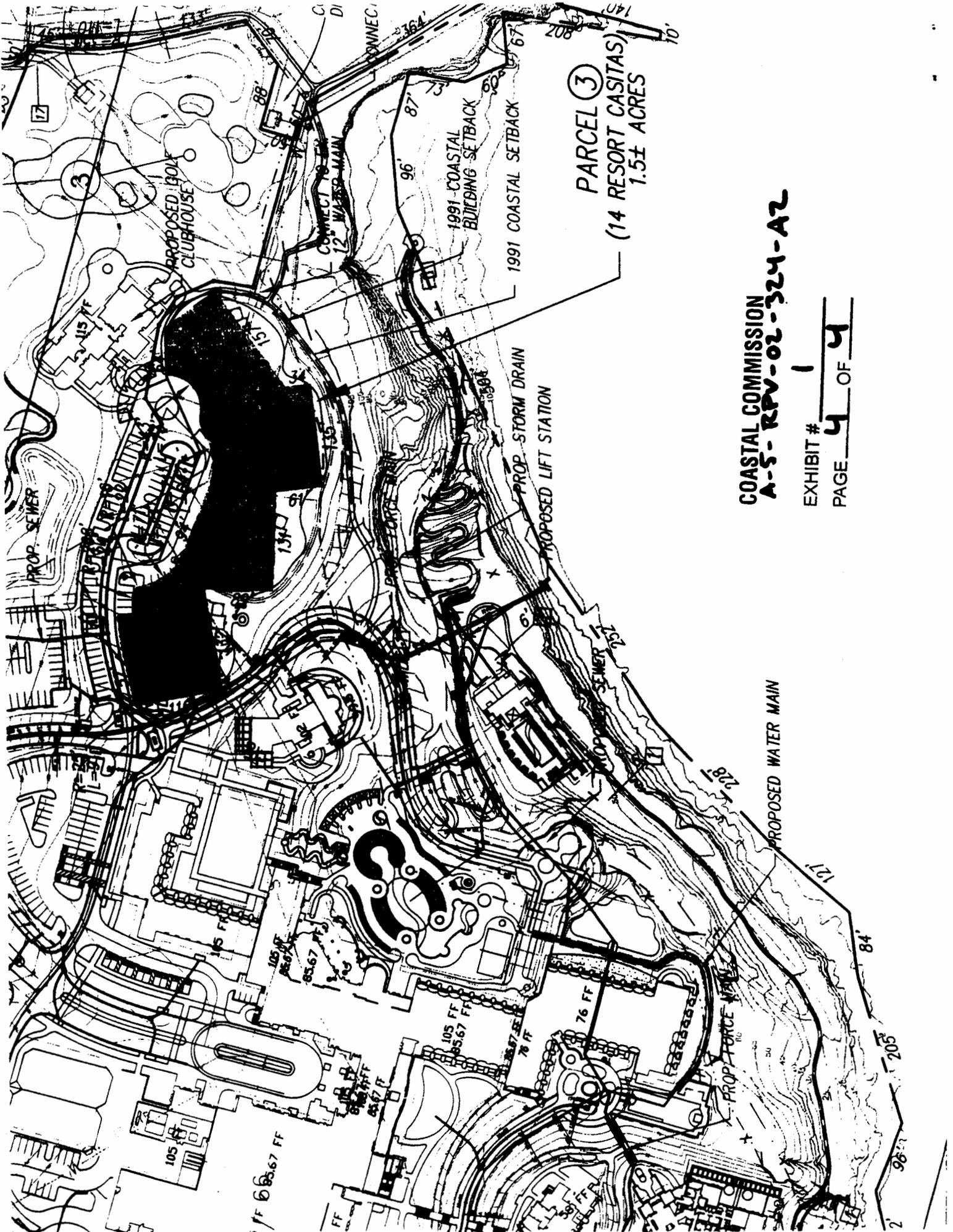
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COASTAL COMMISSION  
 A-5-RPV-02-324-A2

EXHIBIT # 1  
 PAGE 4 OF 4

**CALIFORNIA COASTAL COMMISSION**

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

**5-01-037A4****NOTICE OF PROPOSED PERMIT AMENDMENT****TO:** All Interested Parties**FROM:** Peter Douglas, Executive Director**DATE:** October 4, 2005**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 Al Padilla 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

**5-82-605-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** 4 October 2005  
**SUBJECT:** Coastal Development Permit No. 5-82-605 granted to H.E. Buddy Combest on October 28, 1982 for:

Addition of a second story of approximately 1575 square feet to an existing single-family residence on a water-front lot in the Huntington Harbour area.

**AT:** 3311 Bounty Circle, Huntington 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 AMENDMENT REQUEST (5-82-605-A1):**

**Construction of a 46 inch high, wrought iron gate and railing along the outer edge of an existing deck which is cantilevered 5 feet beyond the bulkhead.**

**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 cantilevered deck was already in place at the time the Commission acted on the underlying permit for the addition to the existing residence. The proposed addition (replacement) of a railing on an existing cantilevered deck represents only a minor change to the existing cantilevered deck and will have no adverse effect on coastal resources or public access.

The proposed development is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Huntington Beach LCP.

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