

CALIFORNIA COASTAL COMMISSION

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

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 17, 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 November 17, 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

5-05-405-W Rick And Toni Holmstrom (Venice, Los Angeles County)

DE MINIMIS WAIVERS

5-04-439-W Surfside Colony Ltd., Attn: David Evans (Seal Beach, Orange County)
5-05-188-W Mr. & Mrs. Andrew Karich (Seal Beach, Orange County)
5-05-261-W Jackie And John Howard (Newport Beach, Orange County)
5-05-262-W Kirkland Crossing Associates, LLC, Attn: Ken Dorff (Newport Beach, Orange County)
5-05-278-W Robert & Jane Harvey (Laguna Beach, Orange County)
5-05-302-W Nick And Eva Scalzo (Newport Beach, Orange County)
5-05-305-W Gwen Gordon (Seal Beach, Orange County)
5-05-315-W Peter Baldwin (Santa Monica, Los Angeles County)
5-05-324-W Selma Johnson (Venice, Los Angeles County)
5-05-327-W Todd Sudakoff (San Clemente, Orange County)
5-05-340-W Jill C. Latimer, Trustee (Venice, Los Angeles County)
5-05-342-W Jane Mc Afee (Venice, Los Angeles County)
5-05-345-W Dennis Cleland (Hermosa Beach, Los Angeles County)
5-05-346-W C/O Dennis Cleland, Attn: Bonnie Mac Leod And Peter Lupo (Hermosa Beach, Los Angeles County)
5-05-349-W Barry Saywitz (Newport Beach, Orange County)
5-05-350-W Barry Saywitz (Newport Beach, Orange County)
5-05-351-W Barry Saywitz (Newport Beach, Orange County)
5-05-352-W Barry Saywitz (Newport Beach, Orange County)
5-05-354-W Barry Saywitz (Newport Beach, Orange County)
5-05-357-W Barry Saywitz (Newport Beach, Orange County)
5-05-359-W Barry Saywitz (Newport Beach, Orange County)
5-05-360-W 26th Street Corporation, Attn: Jim Obradovich (Hermosa Beach, Los Angeles County)
5-05-366-W 2612 Ocean Avenue, LLC, Attn: Andrew Mangan (Venice, Los Angeles County)
5-05-370-W Rocky Point Properties, LLC (Hermosa Beach, Los Angeles County)
5-05-371-W Miller Medearis & Barbara Devine (Newport Beach, Orange County)
5-05-372-W Mike & Tara Shapiro (Newport Beach, Orange County)
5-05-376-W 1044 Sunset Drive, L.P., Attn: Nick Schaar (Hermosa Beach, Los Angeles County)
5-05-393-W Murray And Judi Sinclair (Venice, Los Angeles County)
5-05-396-W 239 Calle Miramar, L P, Attn: Norman Le Beau (Torrance, Los Angeles County)
5-05-400-W David Podleski (Venice, Los Angeles County)
5-05-403-W Brian And Eleanor O'Neill (Santa Monica, Los Angeles County)
5-05-404-W Brian And Eleanor O'Neill (Santa Monica, Los Angeles County)
5-05-408-W Todd Hoffman (Santa Monica, Los Angeles County)
5-05-419-W Dennis Moloney (Hermosa Beach, Los Angeles County)
5-05-424-W Sam Edgerton (Hermosa Beach, Los Angeles County)

EMERGENCY PERMITS

5-05-401-G Pacific Palisades Bowl Mobile, Attn: Ed Biggs, Sr. (Pacific Palisades, Los Angeles County)

IMMATERIAL AMENDMENTS

5-98-156-A14 City Of Long Beach & Ddr Oliver Mcmillan ()

5-05-162-A1 200 Pier Avenue, L.P., Attn: Nick Schaar (Hermosa Beach, Los Angeles County)

EXTENSION - IMMATERIAL

5-87-847-A1-E2 California Department Of Fish & Game, Attn: Lyann Comrack; Los Angeles County Department Of Beaches & Harbors, Attn: Joseph Chesler (Venice, Los Angeles County)

5-98-307-E6 Charles & Valerie Griswold (South Laguna, Orange County)

5-90-789-E13 Boardwalk Sunset L L C (Venice, Los Angeles County)

TOTAL OF 42 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-405-W Rick And Toni Holmstrom	Add a 417 square foot second story recreation room to an existing detached two-car garage on a 2,520 square foot lot with an existing one-story single-family residence.	2312 Ocean Avenue, Venice (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-439-W Surfside Colony Ltd., Attn: David Evans	Demolition of an existing storage area and shed and construction of a new 1,430 square maintenance building with a 775 square foot enclosed storage area. The maximum height of the structure will be 21-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	D-2 Surfside Avenue, Seal Beach (Orange County)
5-05-188-W Mr. & Mrs. Andrew Karich	Demolition of an existing maintenance building and construction of a 2,703 square foot, three-story (with four floors) single-family residence with an attached 445 square foot two-car garage. In addition, the project will consist of a 660 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. A lot line adjustment is also proposed to modify the location of the existing lot line between two existing lots. The lot line adjustment will result in an approximate 30' x 46' lot and a 30' x 49' lot.	B-2 Surfside Ave, Seal Beach (Orange County)
5-05-261-W Jackie And John Howard	Demolition of existing single family residence and construction of a new 2,327 square foot, 3 story, 29 foot high at maximum point, single family residence with an attached 519 square foot, two car garage and a roof deck. The applicant is also proposing water quality management components including directing drainage to a trench drain and stormwater filtration. During construction sand bags will be placed along the property lines.	2007 Miramar, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-262-W Kirkland Crossing Associates, LLC, Attn: Ken Dorff</p>	<p>Remodel and addition to an existing 6,399 square foot two-story, single-family residence with an attached 725 square foot three-car garage. The project more specifically consists of: 1) an addition of 474 square feet to the existing 1st floor; 2) an addition of 1,778 square feet to the existing 2nd floor; and 3) an addition of 102 square feet to the existing garage. Post project, the two-story, single-family residence will consist of 8,651 square feet with an attached 827 square foot three-car garage. The maximum height of the structure will be 26'-10" above existing grade. No grading or bulkhead work is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>43 Linda Isle Drive, Newport Beach (Orange County)</p>
<p>5-05-278-W Robert & Jane Harvey</p>	<p>Remodel and addition of 2,905 square feet to an existing single-family residence, resulting in a 5,396 square foot, 31 foot high (measured from finished grade), two-story, single-family residence with an attached 563 square foot, two-car garage, on a 11,404 square foot lot. The proposed project would add 4,235 square feet of drought tolerant/non-invasive landscaping to the 1,400 square feet of existing landscaping, resulting in a total of 5,635 square feet of landscaping. Grading will consist of 2,490 cubic yards of cut and 30 cubic yards of fill.</p>	<p>35 North La Senda, Laguna Beach (Orange County)</p>
<p>5-05-302-W Nick And Eva Scalzo</p>	<p>Demolition of an existing dwelling and garage and construction of a new three-story 3,878 square foot single-family residence with an attached 475 square foot two-car garage. In addition, an existing eastern side yard property line wall will be demolished and replaced with a 6-foot high property line wall. The maximum height of the residential structure will be 29-feet above finished grade. Grading will consist of 50 cubic yards of cut and 30 cubic yards of fill. The remaining 20 cubic yards of grading will be lost due to shrinkage. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>1701 E Balboa Bl, Newport Beach (Orange County)</p>
<p>5-05-305-W Gwen Gordon</p>	<p>Remodel and addition to an existing 996 square foot one-story, single-family residence with a detached 413 square foot two-car garage. The project more specifically consists of: 1) an addition of 126 square feet to the existing 1st floor; 2) demolition of the existing detached 413 square foot two-car garage and construction of a new 495 square foot detached two-car garage; 3) a new 1,512 square 2nd floor over the existing one-story residence and the new detached two-car garage connected together by a 2nd floor bridge; and 4) a new 383 square foot roof deck. Post project the two-story, single-family residence will consist of 2,634 square feet with a detached 495 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>208 1st Street, Seal Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-05-315-W Peter Baldwin	Demolition of a single-family residence and construction of a 3,022 square foot, 28-foot high, three-story single-family residence, with basement, swimming pool, 360 square foot detached two-car garage with 320 square foot rental studio above. The project will provide a total of four on-site parking spaces.	650 Copeland Court, Santa Monica (Los Angeles County)
5-05-324-W Selma Johnson	Demolition of a two-story, 1,584 square foot duplex and detached garage on a 5,280 square foot lot, re-compaction of the soil, and construction of a two-story, 25-foot high (with one 33-foot high roof access structure), 3,485 square foot duplex with an attached four-car garage (plus one additional guest parking space).	417-419 Brooks Avenue, Venice (Los Angeles County)
5-05-327-W Todd Sudakoff	Construction of a new two-unit, 36-foot high, approximately 4,688 sq.ft. apartment building with an attached 1,081 sq.ft. 4-car garage on a 4,525 sq.ft. vacant lot.	129 Avenida Florencia, San Clemente (Orange County)
5-05-340-W Jill C. Latimer, Trustee	Remodel and convert an existing 45-foot high, ten-unit apartment building into ten condominium units (Tentative Tract No. 60658). Twenty on-site parking spaces are being maintained in the parking garage.	4715 Ocean Front Walk (aka, One Quarterdeck Street), Venice (Los Angeles County)
5-05-342-W Jane Mc Afee	Construction of a 320 square foot, 13 foot high, second unit and addition of two parking spaces on a lot with an existing single-family residence.	1016 S. Oakwood Avenue, Venice (Los Angeles County)
5-05-345-W Dennis Cleland	Demolition of an existing duplex and construction of a 3,561 square-foot, 25' high, two-story over basement, single-family residence with an attached 719 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts into retention basins and landscaped areas. Surface water will be captured in the patio drains and channeled to the site drainage system and landscaped areas.	2443 Myrtle Avenue (Aka 2440 Ozone Ct), Hermosa Beach (Los Angeles County)
5-05-346-W C/O Dennis Cleland, Attn: Bonnie Mac Leod And Peter Lupo	Demolition of an existing duplex and construction of a 3,330 square-foot, 25' high, two-story over basement, single-family residence with an attached 778 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts into retention basins and landscaped areas. Surface water will be captured in the patio drains and channeled to the site drainage system and landscaped areas.	2439 Myrtle Avenue (Aka 2436 Ozone Court), Hermosa Beach (Los Angeles County)
5-05-349-W Barry Saywitz	Conversion of an existing two-story, approximately 2,791 sq.ft. duplex on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	211 Colton, Newport Beach (Orange County)
5-05-350-W Barry Saywitz	Conversion of an existing duplex on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	127 29th Street, Newport Beach (Orange County)
5-05-351-W Barry Saywitz	Conversion of an existing two-story, approximately 2,791 sq.ft. duplex with an attached 420 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	208 Colton, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-05-352-W Barry Saywitz	Conversion of an existing duplex on a single lot into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.	5005 River Avenue, Newport Beach (Orange County)
5-05-354-W Barry Saywitz	Conversion of an existing two-story, approximately 2,677 sq.ft. duplex with a 432 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	215 33rd Street, Newport Beach (Orange County)
5-05-357-W Barry Saywitz	Conversion of an existing two-story, approximately 3,613 sq.ft. duplex with an attached 484 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	4819 River Avenue, Newport Beach (Orange County)
5-05-359-W Barry Saywitz	Conversion of an existing two-story, approximately 3,154 sq.ft. duplex with an attached 403 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.	5009 River Ave, Newport Beach (Orange County)
5-05-360-W 26th Street Corporation, Attn: Jim Obradovich	Demolition of an existing duplex and construction of two detached, 30' high residential condominium units. Unit 1 has 2,626 square feet of living space and an attached 389 square foot two-car garage. Unit 2 has 2,709 square feet of living space and an attached 372 square-foot two-car garage. Each unit contains two stories, plus roof deck over a basement level with private enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into a drainage system that conducts water via the side yard and rear yard to the drywell located in the rear yard. Landscaped yard areas and planters are located in the front and rear yard/side yard to capture surface run-off. Grading will consist of 421 cubic yards of cut.	338 26th Street, Hermosa Beach (Los Angeles County)
5-05-366-W 2612 Ocean Avenue, LLC, Attn: Andrew Mangan	Demolition of a one-story, 1,113 square foot single-family residence, and construction of a two-story, 25-foot high, 2,395 square foot single-family residence with an attached two-car garage on a 2,700 square foot lot.	2612 Ocean Avenue, Venice (Los Angeles County)
5-05-370-W Rocky Point Properties, LLC	Demolition of an existing single-family residence and construction of a 2,633 square-foot, 30' high, three-story, single-family residence with an attached 505 square-foot, two-car garage and 398 square-foot roof deck. Roof water run-off will be conducted through gutters and downspouts into area drains and landscaped areas. Surface water will be captured in the area drains and channeled to the site drainage system and landscaped areas. Grading will consist of 150 cubic yards of cut.	2317 Hermosa Avenue, Hermosa Beach (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-371-W Miller Medearis & Barbara Devine</p>	<p>Demolition of an existing single-family residence and garage and construction of a new three-story 2,320 square foot single-family residence with an attached 400 square foot two-car garage. In addition, there will be a total of approx. 500 square feet for both second floor balconies and roof deck. The maximum height of the structure will be 29 feet above finished grade. Balanced grading consisting of 165 cubic yards of cut and fill will be performed for compaction and drainage purposes. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system. In addition, among other measures, temporary erosion/runoff controls will be implemented (i.e., creation of a depression at rear of site to collect water runoff and use of sandbags).</p>	<p>308 Ruby Avenue, Newport Beach (Orange County)</p>
<p>5-05-372-W Mike & Tara Shapiro</p>	<p>Demolition of an existing two-story single-family residence and attached two-car garage including removal of all utilities, hardscaping and landscaping. Erosion and sediment control measures will be implemented during the demolition on site. No new construction is proposed.</p>	<p>2136 E Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-05-376-W 1044 Sunset Drive, L.P., Attn: Nick Schaar</p>	<p>Demolition of a residential structure and construction of two attached, 30' high residential condominium units. Unit A has 1,958 square feet of living space and an attached 506 square foot two-car garage. Unit B has 1,991 square feet of living space and an attached 506 square-foot two-car garage. Each unit contains two stories, plus roof deck over a basement level with private enclosed parking for two vehicles and three open guest parking space. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas. Trench drains and sump pumps are also located throughout the property to help with both roof water run-off and surface run-off. Grading will consist of 113 cubic yards of cut and 39.5 cubic yards of fill.</p>	<p>1044 Sunset Drive, Hermosa Beach (Los Angeles County)</p>
<p>5-05-393-W Murray And Judi Sinclair</p>	<p>Demolition of a one-story, 800 square foot single-family residence, and construction of a two-story, 25-foot high, 2,530 square foot single-family residence with an attached two-car garage on a 3,330 square foot lot on a walk street.</p>	<p>823 Amoroso Place, Venice (Los Angeles County)</p>
<p>5-05-396-W 239 Calle Miramar, L P, Attn: Norman Le Beau</p>	<p>Construction of two detached, 28' high residential condominium units. Unit 1 has 2,319 square feet of living space and an attached 416 square foot two-car garage. Unit 2 has 2,476 square feet of living space and an attached 427 square-foot two-car garage. Each unit contains two stories plus roof deck with private enclosed parking for two vehicles and an open guest parking space. Roof water run-off will be conducted through gutters and downspouts into yard areas adjacent to both units. Surface run-off will be directed to permeable areas and landscaped areas. Grading will consist of 242 cubic yards of cut and 124 cubic yards of fill.</p>	<p>239 Calle Miramar, Torrance (Los Angeles County)</p>
<p>5-05-400-W David Podleski</p>	<p>Demolition of a one-story, 700 square foot single-family residence and detached garage, and construction of a two-story, 29-foot high, 2,576 square foot single-family residence with an attached two-car garage on a 3,600 square foot lot.</p>	<p>2405 Wilson Avenue, Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-05-403-W Brian And Eleanor O'Neill	Demolition of a single-family residence and construction of a 1,950 square foot, 20-foot high, two-story single-family residence with attached 340 square foot two-car garage.	712 Marine Street, Santa Monica (Los Angeles County)
5-05-404-W Brian And Eleanor O'Neill	Demolition of a single-family residence and construction of a 1,950 square foot, 20-foot high, two-story single-family residence with attached 340 square foot two-car garage.	716 Marine Street, Santa Monica (Los Angeles County)
5-05-408-W Todd Hoffman	Demolition of a residential duplex and construction of a 2,357 square foot, 30-foot high, two-story single-family residence with attached two-car garage.	148 Hart Avenue, Santa Monica (Los Angeles County)
5-05-419-W Dennis Moloney	Demolition of a single-family residence and construction of a 30' high, 3,240 square-foot, two-story over basement level, single-family residence with an attached 408 square-foot two car garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas. Trench drains and sump pumps are also located throughout the property to help with both roof water run-off and surface run-off. Grading will consist of 195 cubic yards of cut and 15 cubic yards of fill.	231 29th St, Hermosa Beach (Los Angeles County)
5-05-424-W Sam Edgerton	Remodel and 595 square-foot addition to an existing two-story 2,109 square foot, 22' high, single-family residence.	44 20th St, Hermosa Beach (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-401-G Pacific Palisades Bowl Mobile, Attn: Ed Biggs, Sr.	Placement of drainage panels and installation of eight 12-inch perforated slope drains on slope inland of park. The drains will be connected to a 12-inch diameter manifold drain running along the perimeter roadway in the park, which discharges to storm drain on PCH; installation of erosion control blanket on unvegetated slope. Only one trench for a slope drain may be excavated at a time; trench shall be immediately covered before excavation begins for the next drain. Project includes removal of unconsolidated stockpiles of earth now on park roads.	16321 Pacific Coast Highway, Pacific Palisades (Los Angeles County)

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-98-156-A14 City Of Long Beach & Ddr Oliver Mcmillan	Install three automatic teller machines (ATMs) within the previously approved Pike at Rainbow Harbor retail and entertainment complex. Two of the new ATMs will be mounted on the side of existing buildings (Buildings B2 & C) located in LCP Subarea 5, north of Shoreline Drive. The third ATM, an 8.75-foot tall freestanding kiosk, will be installed on the public plaza area at the foot of the Building F grand stairway (in LCP Subarea 6). A Pike directory sign that occupies the site will be relocated to a new location on the public sidewalk south of Building F. The area covered by the freestanding ATM and its roof is approximately thirty square feet (5'x 6').	Property bounded by Shoreline Drive, Pine Avenue, Seaside Way and Chestnut Street & property bounded by Shoreline Drive, Promenade South, Pine Avenue Rainbow Harbor and the Aquarium of the Pacific garage
5-05-162-A1 200 Pier Avenue, L.P., Attn: Nick Schaar	Reduction in the number of office units from 54 to 53 units, reduction of habitable area from 18,648 square feet to 17,979 square feet and a reduction in the number of parking spaces from 56 to 54 spaces.	200 Pier Avenue, Hermosa Beach (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-87-847-A1-E2 California Department Of Fish & Game, Attn: Lyann Comrack Los Angeles County	Enlarge the existing protected California least tern nesting area from four acres to approximately nine acres, relocate one public beach volleyball court, replace nesting area's protective fence enclosure, and install new interpretive signs.	Venice Beach, Dockweiler State Beach, Ocean Front Walk at Union Jack, Westwind & Yawl St., Venice (Los Angeles County)
5-98-307-E6 Charles & Valerie Griswold	Construction of a 5,078 square foot, 5 level single-family residence with attached 750 square foot three-car garage and 1,278 square feet of deck area which will step down a vacant, reconstructed bluff lot.	29 Bay Dr., South Laguna (Orange County)
5-90-789-E13 Boardwalk Sunset L L C	Construction of commercial/retail building with 2 floors of subterranean parking.	601 Ocean Front Walk, Venice (Los Angeles County)



CALIFORNIA COASTAL COMMISSION

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



October 28, 2005

Oscar W. McGraw, Architect
21241 Pacific Coast Highway
Malibu, CA 90265

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 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: 5-05-405 **APPLICANTS:** Rick & Toni Holmstrom

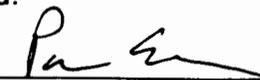
LOCATION: 2312 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Add a 417 square foot second story recreation room to an existing detached two-car garage on a 2,520 square foot lot with an existing one-story single-family residence.

RATIONALE: The project site, which is located within three hundred feet of Eastern Canal, is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The proposed development has received a Director of Planning sign-off (Case #DIR2005-6403, 9/13/05) from the City of Los Angeles Planning Department and is consistent with the RD3-1 zoning designation and the surrounding land uses. The proposed addition to the garage conforms to the Commission's 25-foot height limit for structures with flat roofs in Southeast Venice. The existing two-car garage provides adequate on-site parking for the existing single-family residence. 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 (712 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 17, 2005 meeting in Los Angeles.** If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


DEBORAH LEE
Deputy Director

by: 

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



October 31, 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#: 5-04-439 **APPLICANT:** Surfside Colony, Ltd.

LOCATION: D-2 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing storage area and shed and construction of a new 1,430 square maintenance building with a 775 square foot enclosed storage area. The maximum height of the structure will be 21-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is 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 2,204 square feet and is designated as commercial 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. Vertical public access is provided adjacent to the site 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 November 16-18, 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 Arnold Schwarzenegger 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



October 31, 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.

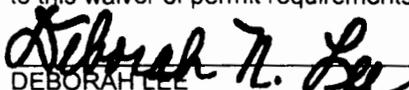
WAIVER#: 5-05-188 **APPLICANT:** Mr. & Mrs. Andrew Karich

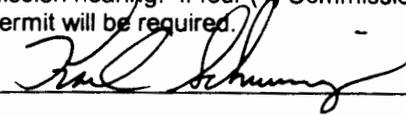
LOCATION: B-2 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing maintenance building and construction of a 2,703 square foot, three-story (with four floors) single-family residence with an attached 445 square foot two-car garage. In addition, the project will consist of a 660 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. A lot line adjustment is also proposed to modify the location of the existing lot line between two existing lots. The lot line adjustment will result in an approximate 30' x 46' lot and a 30' x 49' lot.

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 1,427 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 November 16-18, 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

H:\fsy\De-Minimis Waivers\Nov05\5-05-188-[Karich]DW(SS)

CALIFORNIA COASTAL COMMISSION

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



November 1, 2005

Jeff Jeanette
325 Quincy Avenue
Long Beach, CA 90814

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#: 5-05-261

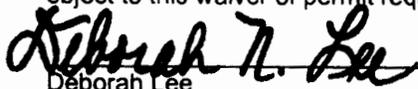
APPLICANT: Jackie & John Howard

LOCATION: 2007 Miramar Drive, Newport Beach, Orange County

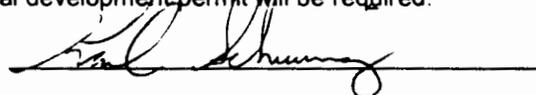
PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 2,327 square foot, 3 story, 29 foot high at maximum point, single family residence with an attached 519 square foot, two car garage and a roof deck. The applicant is also proposing water quality management components including directing drainage to a trench drain and stormwater filtration. During construction sand bags will be placed along the property lines.

RATIONALE: The subject site is an inland lot which is not located between the first public road and the sea. The lot is 2,100 square feet in size and is designated Single 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 L Street, approximately 250 feet north of the subject site. 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, 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 **November 16-18, 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

5-05-261 Howard int wdrng NB dw 11.05 mv

CALIFORNIA COASTAL COMMISSION

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



October 31, 2005

Kirkland Crossing Associates, LLC
Attn: Ken Dorf
791 Park of Commerce Drive
Boca Raton, FL 33487

**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#: 5-05-262

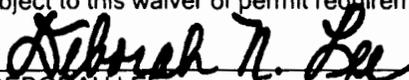
APPLICANT: Kirkland Crossing Associates, LLC, Attn: Ken Dorf

LOCATION: 43 Linda Isle Drive, Newport Beach (Orange County)

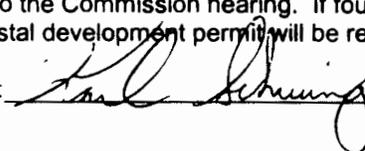
PROPOSED DEVELOPMENT: Remodel and addition to an existing 6,399 square foot two-story, single-family residence with an attached 725 square foot three-car garage. The project more specifically consists of: 1) an addition of 474 square feet to the existing 1st floor; 2) an addition of 1,778 square feet to the existing 2nd floor; and 3) an addition of 102 square feet to the existing garage. Post project, the two-story, single-family residence will consist of 8,651 square feet with an attached 827 square foot three-car garage. The maximum height of the structure will be 26'-10" above existing grade. No grading or bulkhead work is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an approximately 3,461 square foot waterfront lot located in the locked gate community of Linda Isle in the City of Newport Beach and is designated as single-family detached residential in the City of Newport Beach Land Use Plan (LUP). More than 50% of the existing walls will be demolished. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists in the area across the channel from the Linda Isle community along the public walkways on Lido Island and Balboa Island. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. In addition, the proposed development is consistent with the Commission's standard of two (2) parking spaces per residential unit. The proposed project is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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

H:\fsy\De-Minimis Waivers\Nov05\5-05-262-[Kirkland]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



10/31/05

Hugo Soria
303 Broadway #204
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#: 5-05-278

APPLICANT: Robert & Jane Harvey

LOCATION: 35 North La Senda Dr., Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition of 2,905 square feet to an existing single-family residence, resulting in a 5,396 square foot, 31 foot high (measured from finished grade), two-story, single-family residence with an attached 563 square foot, two-car garage, on a 11,404 square foot lot. The proposed project would add 4,235 square feet of drought tolerant/non-invasive landscaping to the 1,400 square feet of existing landscaping, resulting in a total of 5,635 square feet of landscaping. Grading will consist of 2,490 cubic yards of cut and 30 cubic yards of fill.

RATIONALE: The subject site is between the sea and the first public road. The project constitutes an addition of more than 10% of the existing floor area, thus the addition is not exempt. The subject site is an interior lot located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The proposed development is an improvement to an existing single-family residence and will not create any new adverse impacts on existing public access in the area. The site is zoned R-1 (low-density residential) in the City's General Plan. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed project will provide three parking spaces consistent with the Commission's commonly used parking requirement of two spaces per residential unit. Diverting runoff to area drains, channel drains and swales from landscaped areas to allow for absorption of normal runoff from drains and gutter downspouts is consistent with the marine/water quality protection policies of the Coastal Act. Also, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program. Furthermore, 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 the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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 Paul Schumy in black ink.

CALIFORNIA COASTAL COMMISSION

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



October 31, 2005

Nick and Eva Scalzo
1701 East Balboa Boulevard
Newport Beach, CA 92661

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California 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.

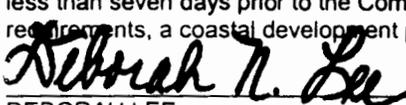
WAIVER#: 5-05-302 **APPLICANT:** Nick and Eva Scalzo

LOCATION: 1701 East Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing dwelling and garage and construction of a new three-story 3,878 square foot single-family residence with an attached 475 square foot two-car garage. In addition, an existing eastern side yard property line wall will be demolished and replaced with a 6-foot high property line wall. The maximum height of the residential structure will be 29-feet above finished grade. Grading will consist of 50 cubic yards of cut and 30 cubic yards of fill. The remaining 20 cubic yards of grading will be lost due to shrinkage. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an approximately 3,461 square foot inland lot not located between the 1st public road and the sea and is designated as single-family detached residential in the City of Newport Beach Land Use Plan (LUP). 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 to the beach is available south of the project site at the end of "I" Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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



October 31, 2005

Mark Wheeler
325 Roycroft Avenue
Long Beach, CA 90814

**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#: 5-05-305 **APPLICANT:** Gwen Gordon

LOCATION: 208 1st Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 996 square foot one-story, single-family residence with a detached 413 square foot two-car garage. The project more specifically consists of: 1) an addition of 126 square feet to the existing 1st floor; 2) demolition of the existing detached 413 square foot two-car garage and construction of a new 495 square foot detached two-car garage; 3) a new 1,512 square 2nd floor over the existing one-story residence and the new detached two-car garage connected together by a 2nd floor bridge; and 4) a new 383 square foot roof deck. Post project the two-story, single-family residence will consist of 2,634 square feet with a detached 495 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 3,525 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. More than 50% of the existing walls of the garage will be demolished. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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



November 2, 2005

Lubowicki and Lanier Architects
141 Sierra Street
El Segundo, CA 90245

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: #5-05-315

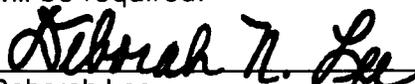
APPLICANT: Peter Baldwin

LOCATION: 650 Copeland Court, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 3,022 square foot, 28-foot high, three-story single-family residence, with basement, swimming pool, 360 square foot detached two-car garage with 320 square foot rental studio above. The project will provide a total of four on-site parking spaces.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned OP-D (Ocean Park Duplex District). The project is consistent with the residential character of the surrounding area and is providing two parking spaces per unit. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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



October 28, 2005

Melynda Eccks, William Adams Architects
450 San Juan Avenue
Venice, CA 90291

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-05-324**APPLICANT:** Selma Johnson**LOCATION:** 417-419 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two-story, 1,584 square foot duplex and detached garage on a 5,280 square foot lot, re-compaction of the soil, and construction of a two-story, 25-foot high (with one 33-foot high roof access structure), 3,485 square foot duplex with an attached four-car garage (plus one additional guest parking space).

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2003-5660) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. The proposed five on-site parking spaces (four-car garage plus a fifth space for guests) are adequate for the two proposed residential units. The rear alley provides vehicular access. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,670 square feet of permeable landscaped area will be maintained on the 5,280 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 **November 17, 2005 meeting in Los Angeles** 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 the Executive Director in black ink.

CALIFORNIA COASTAL COMMISSION

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



November 3, 2005

Harold Alzate
163 W. Avenida Junipero
San Clemente, CA 92672

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 #: 5-05-327**APPLICANT:** Todd Sudakoff**LOCATION:** 129 Avenida Florencia, San Clemente (Orange County)**PROPOSED DEVELOPMENT:** Construction of a new two-unit, 36-foot high, approximately 4,688 sq.ft. apartment building with an attached 1,081 sq.ft. 4-car garage on a 4,525 sq.ft. vacant lot.

RATIONALE: The subject site is located on an inland lot in the City of San Clemente. The site is not located on a coastal bluff or coastal canyon. The project site is designated RH (residential high density), the proposed project meets current local zoning requirements for density and height and will be compatible with the character of surrounding development. The proposed project provides parking which meets the Commission's typically imposed requirement of two spaces per residential unit and will not create any new adverse impacts on existing public access. Public coastal access exists in the project vicinity at the Dije Court access point, approximately ¼ mile southwest of the subject site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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 Todd Sudakoff 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



October 28, 2005

Yale Partners – Gary Safronoff
1150 Yale Street, #11
Santa Monica, CA 90403

**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: 5-05-340

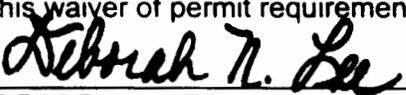
APPLICANT: Jill C Latimer Trust

LOCATION: 4715 Ocean Front Walk (a.k.a. One Quarterdeck Street), Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remodel and convert an existing 45-foot high, ten-unit apartment building into ten condominium units (Tentative Tract No. 60658). Twenty on-site parking spaces are being maintained in the parking garage.

RATIONALE: The proposed ten-unit condominium conversion project, which is located on the first lot inland of the beach, has received approval from the City of Los Angeles Planning Department [Case No. ZA-2003-9256 (CDP) and Tentative Tract No. 60658] and is consistent with the surrounding residential land uses. The density and size of the existing structure is not being changed. Adequate on-site parking is provided for the ten residential units in the existing parking garage (twenty spaces). The proposed project is consistent with community character, and will have no negative effects on visual resources, water quality or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 17, 2005 meeting in Los Angeles** 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: 

CALIFORNIA COASTAL COMMISSION

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



November 2, 2005

Richard Williams
6001 Whitworth Dr. #4
Los Angeles, CA 90019

**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#: 5-05-342**APPLICANT:** Jane McAfee**LOCATION:** 1016 S. Oakwood Avenue, Santa Monica**PROPOSED DEVELOPMENT:** Construction of a 320 square foot, 13 foot high, second unit and addition of two parking spaces on a lot with an existing single-family residence.

RATIONALE: The proposed project is located approximately four blocks from the beach within a developed residential neighborhood, zoned RD-1.5. The project 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 for the new unit. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to the existing drain system. 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 November 16-18, 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 Pamela E. 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



November 1, 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#: 5-05-345

APPLICANTS: Dennis Cleland

LOCATION: 2443 Myrtle Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a 3,561 square-foot, 25' high, two-story over basement, single-family residence with an attached 719 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts into retention basins and landscaped areas. Surface water will be captured in the patio drains and channeled to the site drainage system and landscaped areas.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 2,995 square-foot lot. The area is zoned R-1, low-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-1 low-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 November 16-18, 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

Coast Area Office
Seaside, Suite 1000
Manhattan Beach, CA 90802-4302
590-5071



November 1, 2005

Scour and Assoc., Attn: Elizabeth Scour
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#: 5-05-346

APPLICANTS: Bonnie MacLeod & Peter Lupo

LOCATION: 2439 Myrtle Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a 3,330 square-foot, 25' high, two-story over basement, single-family residence with an attached 778 square-foot, two-car garage. Roof water run-off will be conducted through gutters and downspouts into retention basins and landscaped areas. Surface water will be captured in the patio drains and channeled to the site drainage system and landscaped areas.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 2,994 square-foot lot. The area is zoned R-1, low-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-1 low-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 November 16-18, 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: *Paul Lee*

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



October 27, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-349

APPLICANT: Barry Saywitz

LOCATION: 211 Colton Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing two-story, approximately 2,791 sq.ft. duplex on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The proposed development consists of the conversion of an existing duplex structure into condominium units. Two single-car garages are attached to the structure and proposed to be retained. The subject site is 2,700 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion D-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because a subdivision for condominium purposes is proposed. Nonetheless, the proposed development is consistent with the pattern of development in the area. Although only two on-site parking spaces are provided where four are required, the proposed project represents a condominium conversion only and thus is not increasing the degree of non-conformity of the structures. 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 November 17, 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 Barry Saywitz in black ink, with the initials (CS) written below it.

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



October 26, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-350

APPLICANT: Barry Saywitz

LOCATION: 127 29th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Conversion of an existing duplex on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The subject site is 2,375 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Although the proposed development does not meet the Commission's typically applied parking requirement of two parking spaces per residential unit, there will be no change to the existing density and intensity of use at the site and no new construction is proposed. The proposed development will not create new 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 **November 16-18, 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 Barry Saywitz in black ink.

cc: Commissioners/File

5-05-350 Saywitz cndo dw 11.05 mv

CALIFORNIA COASTAL COMMISSION

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



October 31, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-351

APPLICANT: Barry Saywitz

LOCATION: 208 Colton Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing two-story, approximately 2,791 sq.ft. duplex with an attached 420 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The proposed development consists of the conversion of an existing duplex structure into condominium units. A garage for two single cars is attached to the structure and proposed to be retained. The subject site is 2,700 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion D-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because a subdivision for condominium purposes is proposed. Nonetheless, the proposed development is consistent with the pattern of development in the area. Although only two on-site parking spaces are provided where four are required, the proposed project represents a condominium conversion only and thus is not increasing the degree of non-conformity of the structures. 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.

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Handwritten signature of Deborah N. Lee in black ink.

DEBORAH LEE
Deputy Director

by: Handwritten signature of Barry Saywitz in black ink.

cc: Commissioners/File

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CALIFORNIA COASTAL COMMISSION

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

October 26, 2005



Barry Saywitz
4740 VonKarman Avenue
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#: 5-05-352

APPLICANT: Barry Saywitz

LOCATION: 5005 River Avenue, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Conversion of an existing duplex on a single lot into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The subject site is 3,339 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. In addition, the proposed development meets the Commission's typically applied parking requirement of two parking spaces per residential unit and is compatible with the scale and character of the surrounding development. 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.

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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



October 31, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-354

APPLICANT: Barry Saywitz

LOCATION: 215 33rd Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing two-story, approximately 2,677 sq.ft. duplex with a 432 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The proposed development consists of the conversion of an existing duplex structure into condominium units. A garage for two single cars is attached to the structure and proposed to be retained. The subject site is 2,375 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion D-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because a subdivision for condominium purposes is proposed. Nonetheless, the proposed development is consistent with the pattern of development in the area. Although only two on-site parking spaces are provided where four are required, the proposed project represents a condominium conversion only and thus is not increasing the degree of non-conformity of the structures. 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.

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by:

DEBORAH LEE
Deputy Director

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



October 31, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-357

APPLICANT: Barry Saywitz

LOCATION: 4819 River Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing two-story, approximately 3,613 sq.ft. duplex with an attached 484 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The proposed development consists of the conversion of an existing duplex structure into condominium units. A garage for two single-cars is attached to the structure and proposed to be retained. The subject site is 3,515 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion D-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because a subdivision for condominium purposes is proposed. Nonetheless, the proposed development is consistent with the pattern of development in the area. Although only two on-site parking spaces are provided where four are required, the proposed project represents a condominium conversion only and thus is not increasing the degree of non-conformity of the structures. 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 November 17, 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

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CALIFORNIA COASTAL COMMISSION

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



October 31, 2005

Barry Saywitz
4740 Von Karman Avenue
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#: 5-05-359

APPLICANT: Barry Saywitz

LOCATION: 5009 River Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing two-story, approximately 3,154 sq.ft. duplex with an attached 403 square foot garage on a single lot into two condominium units. Two (2) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The proposed development consists of the conversion of an existing duplex structure into condominium units. A garage for two single cars is attached to the structure and proposed to be retained. The subject site is 3,307 square feet in size, is designated as Two Family Residential in the certified City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion D-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because a subdivision for condominium purposes is proposed. Nonetheless, the proposed development is consistent with the pattern of development in the area. Although only two on-site parking spaces are provided where four are required, the proposed project represents a condominium conversion only and thus is not increasing the degree of non-conformity of the structures. 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 November 17, 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



November 1, 2005

Srouer and Assoc., Attn: Elizabeth Srouer
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#: 5-05-360

APPLICANTS: 26th Street Corporation

LOCATION: 338 26th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of two detached, 30' high residential condominium units. Unit 1 has 2,626 square feet of living space and an attached 389 square foot two-car garage. Unit 2 has 2,709 square feet of living space and an attached 372 square-foot two-car garage. Each unit contains two stories, plus roof deck over a basement level with private enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into a drainage system that conducts water via the side yard and rear yard to the drywell located in the rear yard. Landscaped yard areas and planters are located in the front and rear yard/side yard to capture surface run-off. Grading will consist of 421 cubic yards of cut.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 3,902 square-foot lot. The area is zoned R-2, medium-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-2 medium-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 November 16-18, 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 Paul E. ... in black ink.

CALIFORNIA COASTAL COMMISSION

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



October 28, 2005

Andrew T. Mangan
P.O. Box 2035
Venice, CA 90294

**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: 5-05-366 **APPLICANT:** 2612 Ocean Avenue, LLC

LOCATION: 2612 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,113 square foot single-family residence, and construction of a two-story, 25-foot high, 2,395 square foot single-family residence with an attached two-car garage on a 2,700 square foot lot.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received a Director of Planning sign-off (Case #DIR2005-5957, 9/23/05) from the City of Los Angeles Planning Department and is consistent with the RD1.5 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 25-foot height limit for structures with flat roofs in Southeast Venice. Adequate on-site parking is provided (three on-site parking spaces: two-car garage plus driveway apron). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,215 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 17, 2005 meeting in Los Angeles** 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 in black ink.

CALIFORNIA COASTAL COMMISSION

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



November 1, 2005

Paldino Architects, Attn: Peter Paldino
2118 Pullman Ave.
Redondo Beach, CA 90278

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#: 5-05-370

APPLICANT: Rocky Point Properties, LLC

LOCATION: 2317 Hermosa Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 2,633 square-foot, 30' high, three-story, single-family residence with an attached 505 square-foot, two-car garage and 398 square-foot roof deck. Roof water run-off will be conducted through gutters and downspouts into area drains and landscaped areas. Surface water will be captured in the area drains and channeled to the site drainage system and landscaped areas. Grading will consist of 150 cubic yards of cut.

RATIONALE: The subject site is located ½ block from the beach on a 1,782 square-foot lot. The area is zoned R-2, medium-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-2 medium 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 November 16-18, 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 Peter Paldino 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



October 31, 2005

Ian J. Harrison, Architect
3535 East Coast Highway #301
Newport Beach, 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#: 5-05-371**APPLICANT:** Miller Medearis & Barbara Devine**LOCATION:** 308 Ruby Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and garage and construction of a new three-story 2,320 square foot single-family residence with an attached 400 square foot two-car garage. In addition, there will be a total of approx. 500 square feet for both second floor balconies and roof deck. The maximum height of the structure will be 29 feet above finished grade. Balanced grading consisting of 165 cubic yards of cut and fill will be performed for compaction and drainage purposes. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system. In addition, among other measures, temporary erosion/runoff controls will be implemented (i.e., creation of a depression at rear of site to collect water runoff and use of sandbags).

RATIONALE: The subject site is approximately 2,550 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 approximately one-and-a-half blocks to the north along an existing walkway/bikeway/accessway next to North Bay Front Park/open space area adjacent to the Balboa Island Channel. 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 the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

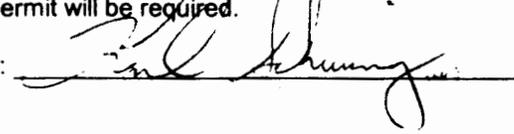
This waiver will not become effective until reported to the Commission at their November 17, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to the waiver of permit requirements, a coastal development permit will be required.


DEBORAH LEE

Deputy Director

cc: Commissioners/File

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by: 

CALIFORNIA COASTAL COMMISSION

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



October 31, 2005

The Arthur Valdes Co., Inc.
15 Corporate Plaza, Suite 125
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#: 5-05-372 **APPLICANT:** Mike and Tara Shapiro

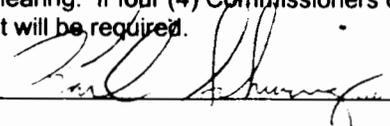
LOCATION: 2136 East Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and attached two-car garage including removal of all utilities, hardscaping and landscaping. Erosion and sediment control measures will be implemented during the demolition on site. No new construction is proposed.

RATIONALE: The subject site is approximately 9,560 square feet in size, is designated as Single Family Detached Residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access exists in the project vicinity approximately five lots southeast of the project site at the terminus of "N" Street where there is a vertical accessway adjacent to Newport Bay. There is also an existing walkway/bikeway/accessway all along Balboa Boulevard adjacent to the project site. Erosion and sediment control measures will be implemented during the demolition on the subject bayfront site to prevent impacts to marine resources, consistent with the marine protection policies of the Coastal Act. The proposed project, consisting of demolition only, 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 November 17, 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

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CALIFORNIA COASTAL COMMISSION

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



November 1, 2005

Srouer and Assoc., Attn: Elizabeth Srouer
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#: 5-05-376

APPLICANTS: 1044 Sunset Drive, L.P.

LOCATION: 1044 Sunset Drive, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of a residential structure and construction of two attached, 30' high residential condominium units. Unit A has 1,958 square feet of living space and an attached 506 square foot two-car garage. Unit B has 1,991 square feet of living space and an attached 506 square-foot two-car garage. Each unit contains two stories, plus roof deck over a basement level with private enclosed parking for two vehicles and three open guest parking space. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas. Trench drains and sump pumps are also located throughout the property to help with both roof water run-off and surface run-off. Grading will consist of 113 cubic yards of cut and 39.5 cubic yards of fill.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 2,953 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 and no public parking is being removed. 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 November 16-18, 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.¹

Deborah N. Lee

Deborah Lee
Deputy Director

by: *[Signature]*

CALIFORNIA COASTAL COMMISSION

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



October 28, 2005

Ken Payson, PaysonDenney Architects
755 Acequia Madre
Santa Fe, NM 87505

**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: 5-05-393 **APPLICANTS:** Murray & Judi Sinclair

LOCATION: 823 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 800 square foot single-family residence, and construction of a two-story, 25-foot high, 2,530 square foot single-family residence with an attached two-car garage on a 3,330 square foot lot on a walk street.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR2005-4940, 9/1/05) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets. Adequate on-site parking is provided (three on-site parking spaces: two-car garage plus driveway apron). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,180 square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 37' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 17, 2005 meeting in Los Angeles** 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



November 1, 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#: 5-05-396

APPLICANTS: 239 Calle Miramar, L.P.

LOCATION: 239 Calle Miramar, Torrance (Los Angeles County)

PROPOSED DEVELOPMENT: Construction of two detached, 28' high residential condominium units. Unit 1 has 2,319 square feet of living space and an attached 416 square foot two-car garage. Unit 2 has 2,476 square feet of living space and an attached 427 square-foot two-car garage. Each unit contains two stories plus roof deck with private enclosed parking for two vehicles and an open guest parking space. Roof water run-off will be conducted through gutters and downspouts into yard areas adjacent to both units. Surface run-off will be directed to permeable areas and landscaped areas. Grading will consist of 242 cubic yards of cut and 124 cubic yards of fill.

RATIONALE: The subject site is located approximately two blocks from the beach on an 8,039 square-foot lot. The area is zoned R-3, Limited Multiple Family, which permits a great density than proposed for this site. The development is designed to meet the more restrictive R-2 zoning criteria with reduced height, density and floor area ratio as well as greater open space than is required. The new development utilizes the existing slope and the building height will fit the overall height envelope created by adjacent properties. The proposed 5 on-site parking spaces provide parking consistent with the Commission's on-site parking requirements. The curb cut for the driveway will not have avoidable impacts to public parking because it removes approximately one public parking space. The proposed project conforms to the existing permitted uses for an R-3 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 November 16-18, 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 N. Lee
Deputy Director
cc: Commissioners/File

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

CALIFORNIA COASTAL COMMISSION

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



October 28, 2005

David Podleski
2324 Boone Avenue
Venice, CA 90291

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

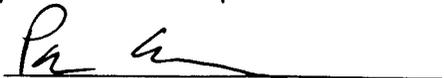
Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: 5-05-400**APPLICANT:** David Podleski**LOCATION:** 2405 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 700 square foot single-family residence and detached garage, and construction of a two-story, 29-foot high, 2,576 square foot single-family residence with an attached two-car garage on a 3,600 square foot lot.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has received a Director of Planning sign-off (Case #DIR2005-6956, 9/30/05) from the City of Los Angeles Planning Department and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 25-to-30-foot height limit for structures in Southeast Venice. Adequate on-site parking is provided (three on-site parking spaces: two-car garage plus driveway apron with access from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,550 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 17, 2005 meeting in Los Angeles** 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: 

CALIFORNIA COASTAL COMMISSION

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



November 2, 2005

Brian and Eleanor O'Neill
247 7th Avenue
Venice, CA 90291

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: #5-05-403

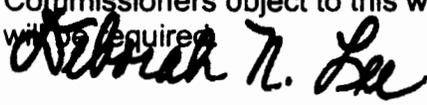
APPLICANT: Brian and Eleanor O'Neill

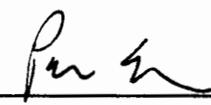
LOCATION: 712 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 1,950 square foot, 20-foot high, two-story single-family residence with attached 340 square foot two-car garage.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned OP-1 (Low Density Housing). The project is consistent with the residential character of the surrounding area and is providing two parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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



November 2, 2005

Brian and Eleanor O'Neill
247 7th Avenue
Venice, CA 90291

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: #5-05-404

APPLICANT: Brian and Eleanor O'Neill

LOCATION: 716 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 1,950 square foot, 20-foot high, two-story single-family residence with attached 340 square foot two-car garage.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned OP-1 (Low Density Housing). The project is consistent with the residential character of the surrounding area and is providing two parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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 the Executive Director 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



November 2, 2005

Stephan Mundwiler AIA
3400 Airport Avenue, #40
Santa Monica, CA 90405

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER: #5-05-408

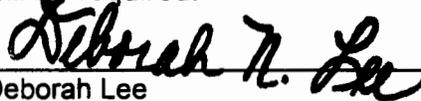
APPLICANT: Todd Hoffman

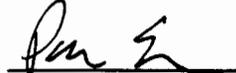
LOCATION: 148 Hart Avenue, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a residential duplex and construction of a 2,357 square foot, 30-foot high, two-story single-family residence with attached two-car garage.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned R2R (Low Density Duplex). The project is consistent with the residential character of the surrounding area and is providing two parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 16-18, 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



November 1, 2005

Srouer and Assoc., Attn: Elizabeth Srouer
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#: 5-05-419

APPLICANT: Dennis Moloney

LOCATION: 231 29th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 30' high, 3,240 square-foot, two-story over basement level, single-family residence with an attached 408 square-foot two car garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas. Trench drains and sump pumps are also located throughout the property to help with both roof water run-off and surface run-off. Grading will consist of 195 cubic yards of cut and 15 cubic yards of fill.

RATIONALE: The subject site is located approximately 3 blocks from the beach on a 2,417 square-foot lot. The area is zoned R-2, medium-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-2 medium-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 November 16-18, 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.1

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee
Deputy Director

by: Handwritten signature of Dennis Moloney 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



November 1, 2005

Guillermo Garcia
1835 Valley Park Ave.
Hermosa Beach, CA 90254

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#: 5-05-424

APPLICANT: Sam Edgerton

LOCATION: 44 20th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel and 595 square-foot addition to an existing two-story 2,109 square foot, 22' high, single-family residence.

RATIONALE: The subject site is located approximately 275 feet from the beach on a 3,848 square-foot lot. The area is zoned R-2, medium-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 project conforms to the existing and proposed LUP permitted uses for an R-2 medium-density zone. 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 November 16-18, 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.¹

Handwritten signature of Deborah N. Lee in black ink.

Deborah Lee
Deputy Director
cc: Commissioners/File

by: Handwritten signature of Sam Edgerton 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: October 27, 2005

EMERGENCY PERMIT: 5-05-401-G

APPLICANT: Pacific Palisades Bowl Mobile Estates, Ed Biggs

LOCATION: 16321 Pacific Coast Highway, Pacific Palisades, Los Angeles County

EMERGENCY WORK PROPOSED: Placement of drainage panels and installation of eight 12-inch perforated slope drains on slope inland of park. The drains will be connected to a 12-inch diameter manifold drain running along the perimeter roadway in the park, which discharges to storm drain on PCH; installation of erosion control blanket on unvegetated slope. Only one trench for a slope drain may be excavated at a time; trench shall be immediately covered before excavation begins for the next drain. Project includes removal of unconsolidated stockpiles of earth now on park roads.

Work not authorized: No grading, cutting the toe of the slope, or recontouring of the slope is authorized in this emergency permit.

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 earth movement and sloughing at the toe of an active 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: *Christa 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 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. Other: Drain in perimeter roadway shall be installed without cutting the toe of the slope.

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

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

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: HCD
City of Los Angeles Department of Public Works

CALIFORNIA COASTAL COMMISSION

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

5-98-156-A14**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 8 November 2005

SUBJECT: Coastal Development Permit No. 5-98-156 granted to City of Long Beach & DDR Urban, LP on February 3, 1999 for:

Construction of a 508,550 square foot commercial retail & entertainment complex on the waterfront (Pike at Rainbow Harbor). More specifically described in the permit file in the Commission's South Coast District Office.

AT: Terminus of Pine Ave., Downtown Shoreline (LCP Subareas 5&6), City of Long Beach.

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 (5-98-156-A14):

Install three automatic teller machines (ATMs) within the previously approved Pike at Rainbow Harbor retail and entertainment complex. Two of the new ATMs will be mounted on the side of existing buildings (Buildings B2 & C) located in LCP Subarea 5, north of Shoreline Drive. The third ATM, an 8.75-foot tall freestanding kiosk, will be installed on the public plaza area at the foot of the Building F grand stairway (in LCP Subarea 6). A Pike directory sign that occupies the site will be relocated to a new location on the public sidewalk south of Building F. The area covered by the freestanding ATM and its roof is approximately thirty square feet (5'x 6').

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):

On February 3, 1999, the Commission approved Coastal Development Permit 5-98-156 for the construction of a 508,550 square foot commercial retail and entertainment complex in the Downtown Shoreline area of Long Beach. The approved "Pike at Rainbow Harbor" commercial project includes a multi-screen movie theatre, Ferris wheel, carousel, numerous restaurants and retail establishments, a 2,195-stall

parking structure, and public amenities. The project site is situated on approximately twenty acres of State Tidelands. The Commission has previously approved twelve of the co-permittees' fourteen requests to amend Coastal Development Permit 5-98-156.

The co-permittees (City of Long Beach & DDR Urban, LP) now propose to install three automatic teller machines (ATMs) within the previously approved retail and entertainment complex. Two of the new ATMs will be mounted on the side of existing buildings located north of Shoreline Drive. The third ATM, an 8.75-foot tall freestanding kiosk, will be installed on the public plaza area at the foot of the Building F grand stairway (in LCP Subarea 6). The proposed ATMs are not located within any of the view corridors protected by the certified LCP or amended Coastal Development Permit 5-98-156, and they will not interfere with public access along the public walkways.

The proposed development and permit amendment conform to all of the limitations and parameters that the Commission and City have previously imposed on the proposed development, including the forty-foot height limit (with specific exceptions permitted by Special Condition Nos. 17 and 18), the 305,850 square foot maximum for commercial uses located north of Shoreline Drive, the provision of the 23,000 square foot public open space area at the northwest corner of Pine Avenue and Shoreline Drive, and the restrictions on development within the protected view corridors. An adequate parking supply for the proposed development is provided within the project's 2,195-stall parking structure. The proposed development and amendment will have no negative effects on visual resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Long Beach LCP. Therefore, staff is recommending that the Commission grant the amendment request.

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

CALIFORNIA COASTAL COMMISSION

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



5-05-162-A1

NOTICE OF PROPOSED PERMIT AMENDMENT**TO:** All Interested Parties**FROM:** Peter Douglas, Executive Director**DATE:** 7 November 2005**SUBJECT:** Permit No. 5-05-162 granted to 200 Pier Avenue, L.P. for:

Demolition of an existing three-story commercial building and construction of a two-story (over two-level subterranean parking structure), 30-foot high, 18,648 square-foot commercial condominium building complex containing 54 office units and 56 on-site parking spaces, on a 17,622 square-foot C-2 zoned lot.

PROJECT SITE: 200 Pier Avenue, City of Hermosa Beach (Los Angeles County)**DESCRIPTION OF AMENDMENT:**

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):

Reduction in the number of office units from 54 to 53 units, reduction of habitable area from 18,648 square feet to 17,979 square feet and a reduction in the number of parking spaces from 56 to 54 spaces.

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 reductions in the number of office units, habitable area square footage and number of parking spaces are minor changes that are consistent with the previously approved permit 5-05-162 and the intent of the special Conditions imposed by the Commission in its action on permit 5-05-162. The reductions were required in order to comply with current fire code exiting requirements, which add an additional stairway. This results in the loss of one parking space from each of the two parking levels, the elimination of Unit 1 in Building 1 and the conference room in Building 4. The changes were approved by the City of Hermosa Beach Planning Department on October 17, 2005. All previously approved special conditions remain in effect. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. 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 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.

CALIFORNIA COASTAL COMMISSION

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

8 November 2005

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

Notice is hereby given California Department Of Fish & Game, Attn: Lyann Comrack Los Angeles County Department Of Beaches & Harbors, Attn: Joseph Chesler has applied for a one year extension of 5-87-847-A1-E2

granted by the California Coastal Commission

for: **Enlarge the existing protected California least tern nesting area from four acres to approximately nine acres, relocate one public beach volleyball court, replace nesting area's protective fence enclosure, and install new interpretive signs.**

at: **Venice Beach, Dockweiler State Beach, Ocean Front Walk at Union Jack, Westwind & Yawl St., Venice (Los Angeles County).**

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Charles Posner
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

8 November 2005



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given Charles & Valerie Griswold has applied for a one year extension of coastal development permit no. 5-98-307 granted by the California Coastal Commission for:

Construction of a 5,078 square foot, 5 level single-family residence with attached 750 square foot three-car garage and 1,278 square feet of deck area which will step down a vacant, reconstructed bluff lot.

at: 29 Bay Dr., South Laguna (Orange County)

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

7 November 2005

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

Notice is hereby given that Boardwalk Sunset, LLC has applied for a one year extension of Permit No. 5-90-789 granted by the California Coastal Commission

for: Construction of commercial/retail building with 2 floors of subterranean parking.

at: 601 Ocean Front Walk, Venice (Los Angeles County).

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Al J. Padilla
Coastal Program Analyst