

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
www.coastal.ca.gov

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

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 7, 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 June 7, 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

- 5-04-426-W Peter Linden (Newport Beach, Orange County)
- 5-05-128-W George & Alana Hedley (Newport Beach, Orange County)

DE MINIMIS WAIVERS

- 5-05-027-W Robert Chavez (Playa Del Rey, Los Angeles County)
- 5-05-028-W Martha Fernandez (Seal Beach, Orange County)
- 5-05-045-W Ed Polemus (Newport Beach, Orange County)
- 5-05-097-W Louis Sands (Newport Beach, Orange County)
- 5-05-123-W John Selson (Newport Beach, Orange County)
- 5-05-131-W Hannah Flynn (Newport Beach, Orange County)
- 5-05-135-W Belinda Ballash (Pacific Palisades, Los Angeles County)
- 5-05-136-W California Department Of Parks & Recreation, Attn: Gail Sevrens (Dana Point, Orange County)
- 5-05-140-W Douglas & Alice Brownell (Balboa Island, Orange County)
- 5-05-142-W George P. Stout (Hermosa Beach, Los Angeles County)
- 5-05-150-W William Febbo (Hermosa Beach, Los Angeles County)
- 5-05-154-W Paul Cochran (Newport Beach, Orange County)
- 5-05-159-W James & Carolyn Bjelajac (Pacific Palisades, Los Angeles County)
- 5-05-161-W Gregory Armer (Hermosa Beach, Los Angeles County)
- 5-05-163-W Donald A Dieser & Huong T Tran (Hermosa Beach, Los Angeles County)
- 5-05-164-W Mr. & Mrs. Hubert Segard (Laguna Beach, Orange County)
- 5-05-166-W Joseph And Dana Derhake (Hermosa Beach, Los Angeles County)
- 5-05-187-W Barry Cassilly (Santa Monica, Los Angeles County)

IMMATERIAL AMENDMENTS

- 5-02-385-A2 Los Angeles County Department Of Beaches And Harbors, Attn: Joseph Chesler (, Los Angeles County)
- 5-94-265-A3 Balboa Bay Club Inc. (Newport Beach, Orange County)
- 5-99-282-A2 City Of Newport Beach, Attn: Tom Rossmiller (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

- A-5-PPL-02-276-E1 Benjamin A. Leeds (Pacific Palisades, Los Angeles County)
- 5-01-261-E2 Los Angeles County Dept. Of Beaches And Harbors, Attn: Allen Pakandam (Pacific Palisades, Los Angeles County)
- 5-02-334-E1 Ben Leeds (Pacific Palisades, Los Angeles County)

TOTAL OF 26 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>
5-04-426-W Peter Linden	Remodel and addition to an existing 1,535 square foot two-story, single-family residence with an attached 434 square foot two-car garage. The project more specifically consists of: 1) an addition of 516 square to the existing 1st floor; and 2) an addition of 340 square feet to the existing 2nd floor. Post project the two-story, single-family residence will consist of 2,391 square feet with an attached 434 square foot two-car garage. The maximum height of the structure will be 29' 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.	2500 Anniversary Ln, Newport Beach (Orange County)
5-05-128-W George & Alana Hedley	Remodelling of an existing two-story, 2,014 sq.ft. single family residence including partial demolition of exterior walls not to exceed 50%. Remodelling includes construction of a 277 sq.ft. addition to the first floor and a 381 sq.ft. addition to the second floor and a 209 sq.ft. addition to the existing two-car garage resulting in an approximately 2,673 sq.ft., two-story single family residence with an attached 671 sq.ft. three-car garage. Also proposed is a new exterior stairway and a new 62 sq.ft. deck. The maximum height of the structure will be approx. 22 feet above finished grade. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.	24 Beacon Bay, Newport Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-027-W Robert Chavez	Construct two retaining walls along the rear yard of the through lot to stabilize the rear yard. The proposed retaining walls will be 3 feet apart, up to 10 feet high (6 feet high along the sides) and will span approximately 50 feet across the rear yard. The proposed retaining walls will be constructed of a cinderblock material, which will then be covered in stucco. Vegetation will then be planted in front of the walls. Approximately 210 cubic yards of fill will be placed behind the proposed retaining walls. The existing retaining wall, which is failing, will be removed.	229 E. Rees Street, Playa Del Rey (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-028-W Martha Fernandez</p>	<p>Demolition of an existing single-family residence and construction of a 2,729 square foot, three-story single-family residence with a detached 420 square foot two-car garage. In addition, the project will consist of a 100 square foot 2nd floor deck, a 70 square foot 3rd floor deck and a 420 square foot deck over the proposed two-car garage. The maximum height of the structure will be 35 feet high above existing grade. Grading will consist of 4 cubic yards of cut, 11 cubic yards of fill and 7 cubic yards of import. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>B64 Surfside Ave. Seal Beach (Orange County)</p>
<p>5-05-045-W Ed Polemus</p>	<p>Demolition of an existing 1,525 sq. ft. single family residence and construction of a new two-story, 2,635 square foot single family residence with an attached 500 square foot two-car garage. The maximum height of the structure will be 27 1/2 feet above finished grade. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system. In addition, a bottomless trench drain will be incorporated into the drainage system to provide filtration of runoff.</p>	<p>243 61st St. Newport Beach (Orange County)</p>
<p>5-05-097-W Louis Sands</p>	<p>Demolition of an existing two-story single-family residence and construction of a new three-story, 2,547 square foot single-family residence with an attached approximately 411 square foot two-car garage. In addition, there will be a total of approx. 629 square feet of balcony/roof decks. The maximum height of the structure will be approx. 29 feet above finished grade. Approximately 165 cubic yards of grading will be performed for purposes of recompaction and will be balanced on site. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>124 South Bay Front, Newport Beach (Orange County)</p>
<p>5-05-123-W John Selson</p>	<p>Demolition of an existing two-story single-family residence and garage and construction of a new three-story 2,362 square foot single-family residence with an attached 368 square foot two-car garage. In addition, there will be a total of 90 square feet for 2nd floor balconies and a 358 square foot roof deck. The maximum height of the structure will be 29 feet above finished grade. Approximately 165 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>204 Sapphire Ave. Newport Beach (Orange County)</p>
<p>5-05-131-W Hannah Flynn</p>	<p>Demolition of an existing two-story single-family residence and garage and construction of a new three-story 2,331 square foot single-family residence with an attached 389 square foot two-car garage. In addition, there will be a total of 522 square feet for 2nd floor balconies and a roof deck. The maximum height of the structure will be 29 feet above finished grade. Approximately 165 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>110 Garnet Avenue, Newport Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-135-W Belinda Ballash</p>	<p>Construction of a six-foot high, 150-foot long retaining wall, in order to extend the flat, rear yard of an existing single-family home by about ten feet.</p>	<p>17117 West Avenida De La Herradura, Pacific Palisades (Los Angeles County)</p>
<p>5-05-136-W California Department Of Parks & Recreation, Attn: Gail Sevrens</p>	<p>Demolition of an existing 460 square foot building consisting of restroom and showers and construction of a new 775 square foot building consisting of two (2) unisex toilet stalls and six (6) unisex showers in a similar location at the Doheny State Beach campground area. In addition, an outdoor drinking fountain will be attached to the new building, a freestanding accessible outdoor seating structure will be installed near the new building and an existing adjacent accessible parking space will be upgraded to comply with current ADA (Americans with Disability Act) requirements. The building will be approximately 15-foot high and will be ADA compliant. There will be very minimal grading associated with this project.</p>	<p>25300 Dana Point Harbor Drive (Doheny State Beach), Dana Point (Orange County)</p>
<p>5-05-140-W Douglas & Alice Brownell</p>	<p>Demolition of an existing duplex and construction of a new two-story 3,416 square foot single-family residence with an attached 352 square foot two-car garage. In addition, there will be a total of approximately 49 square feet for a 2nd story balcony and a 168 sq. ft. roof deck. The maximum height of the structure will be 28 1/2 feet above finished grade. Approximately 150 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>209 Apolena Ave, Balboa Island (Orange County)</p>
<p>5-05-142-W George P. Stout</p>	<p>Demolition of an existing triplex and construction of two 29' high, two-story plus roof deck over basement, residential condominium units. Unit 1 has 3,496 square-feet of living space and a 420 square-foot two-car garage. Unit 2 has 2,590 square-feet of living space and a 471 square-foot two-car garage. Grading will consist of 280 cubic yards of cut and within the building's footprint. Roof water run-off will be conducted through gutters and downspouts located on the west side of Unit 1 and the south side of Unit 2 towards atrium drains and French drains, which will allow percolation of roof and surface run-off.</p>	<p>58 20th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-05-150-W William Febbo</p>	<p>Demolition of an existing triplex and construction of two attached, 2,100 square foot, 29' 11" high, two-story plus roof deck over basement, residential condominium units. Each unit has private enclosed parking for two vehicles and a total of 3 open guest parking spaces exist on site. Grading will consist of 490 cubic yards of cut and 36 cubic yards of fill within the building's footprint. Roof water run-off will be conducted through gutters and downspouts into porous gravel side yards located the length of both side yards. Catch basins are also located in the front and side yards as well as at the rear of the property and a French drain is located in the southwest corner of the side yard.</p>	<p>1427 Monterey Blvd, Hermosa Beach (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-154-W Paul Cochran</p>	<p>Demolition of an existing single family residence and construction of a new two-story, 2,362 sq.ft. single family residence with attached 358 sq.ft., two-car garage. In addition, there will be a total of approximately 70 square feet for 2nd story balconies and a 475 sq.ft. roof deck. The maximum height of the structure will be 29 feet above finished grade. Also proposed are 6 ft. high side yard garden walls and a 30-inch high front yard garden wall. Approximately 210 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>202 Amethyst, Newport Beach (Orange County)</p>
<p>5-05-159-W James & Carolyn Bjelajac</p>	<p>Demolition of an existing single-family residence and construction of a new 2,673 square foot, 28 foot high, two-story single-family residence with a 382 square foot attached 2-car garage.</p>	<p>669 Swarthmore Ave, Pacific Palisades (Los Angeles County)</p>
<p>5-05-161-W Gregory Armer</p>	<p>Demolition of an existing single-family residence and construction of two detached, 30 foot-high, two-story plus roof deck over basement, residential condominium units. Unit A has 2,000 square-feet of living space and a Unit B has 2,483 square-feet of living space. Each unit has private enclosed parking for two vehicles and a total of 3 open guest parking spaces exist on site. Grading will consist of 32 cubic yards of fill. Roof water run-off will be conducted through gutters and downspouts into landscaped yarded areas.</p>	<p>1634 Loma Dr, Hermosa Beach (Los Angeles County)</p>
<p>5-05-163-W Donald A Dieser & Huong T Tran</p>	<p>Demolition of an existing single-family residence and detached garage and construction of a 2,881 square-foot, 29' 10" high, two-story over two basements, single-family residence with a 782 square-foot 3-car garage. Grading will consist of 309 cubic yards of cut and 34 cubic yards of fill within the building's footprint. Roof water run-off will be directed to roof drains and gutters and then directed into landscaped side yard areas or paved areas, which will then drain to area catch basins located in the driveway.</p>	<p>1829 Manhattan Ave, Hermosa Beach (Los Angeles County)</p>
<p>5-05-164-W Mr. & Mrs. Hubert Segard</p>	<p>Demolition of existing single-family residence and construction of a two-story, 18.57 foot-high (measured from centerline of frontage road), 2,106.3 square-foot, single-family residence with an attached, 471 square foot two-car garage, on a 3,908.4 square-foot lot. Runoff will be directed to an on-site underground drainage system from downspouts and terrace drains located throughout the property and 952 square-feet of landscaped area will remain as a result of this project.</p>	<p>27 North Portola, Laguna Beach (Orange County)</p>

5-05-166-W Joseph And Dana Derhake	Demolition of an existing single-family residence and attached garage and construction of 2 detached, 24' 4" high, two-story over semi-subterranean garage, residential condominium units. Unit 1 has 3,618 square-feet of living space and Unit 2 has 4,875 square-feet of living space. Each unit has private enclosed parking for two vehicles and a total of 2 open guest parking spaces exist on site. Grading will consist of 1,600 cubic yards of cut within the footprint of the buildings. Roof water run-off will be directed to roof drains and gutters and then directed into landscaped side yard areas or paved areas, which will then drain to a catch basin/sump pump located in the driveway.	511 25th St. Hermosa Beach (Los Angeles County)
5-05-187-W Barry Cassilly	Demolition of a single-family residence and construction of a 1,197 square foot, 20-foot high, two-story single-family residence, with an attached 400 square foot garage.	644 Navy Street, Santa Monica (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.

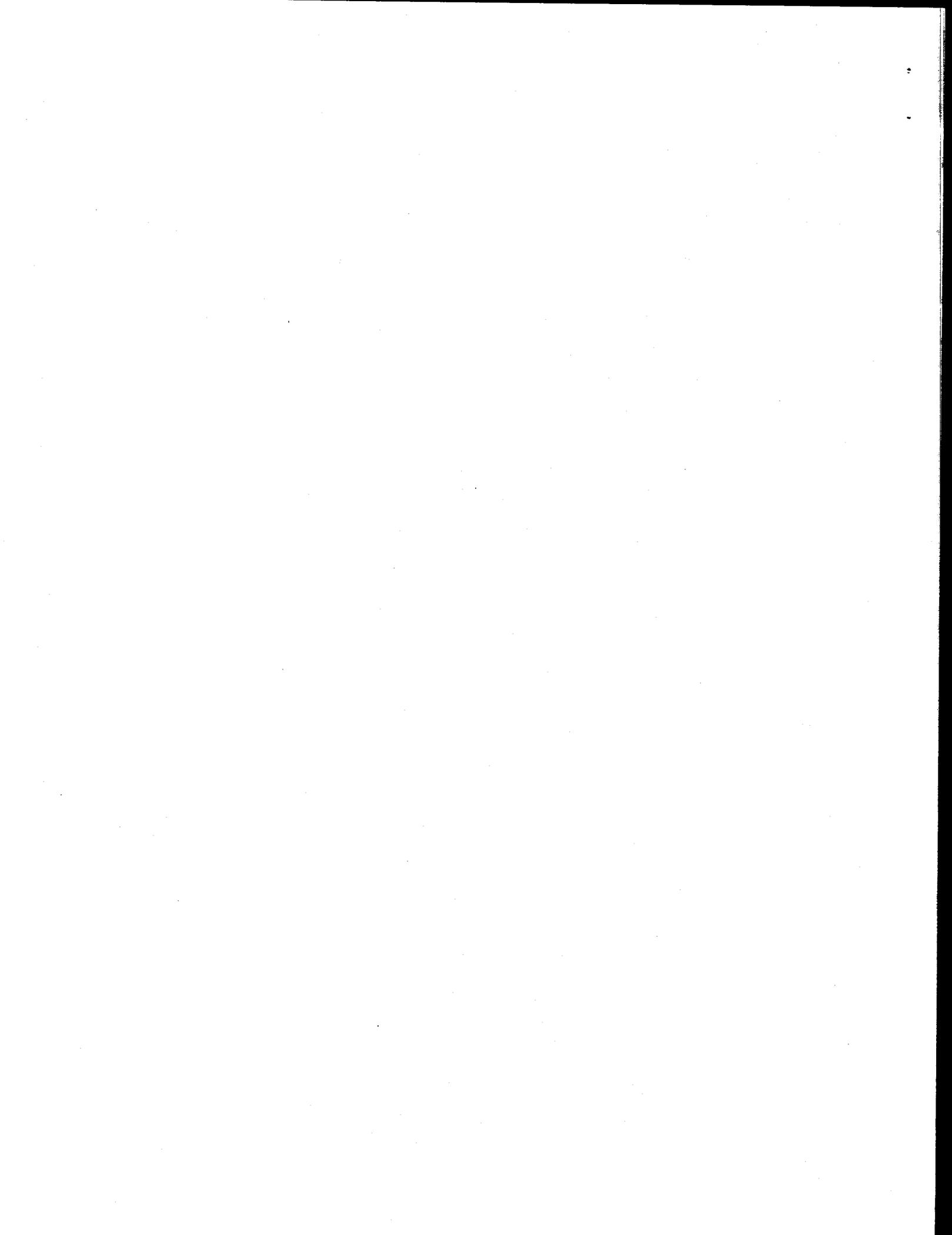
<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-02-385-A2 Los Angeles County Department Of Beaches And Harbors. Attn: Joseph Chesler	Extend the period of use for another year for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.	Dockweiler State Beach, Venice Beach And Hermosa Beach, Los Angeles County
5-94-265-A3 Balboa Bay Club Inc.	Creation of a dedicated vehicle turnaround to improve vehicle maneuvering within the 85-space self parking lot, resulting in a reduction of one parking space to 84 spaces.	1221 West Coast Highway, Newport Beach (Orange County)
5-99-282-A2 City Of Newport Beach. Attn: Tom Rossmiller	Extend the term of approval of the authorizations from May 9, 2005, as follows – establish a deadline of July 24, 2005 for submittal of individual dredging, beach nourishment and offshore disposal activities for the review and approval of the Executive Director under the terms and conditions of the permit, as amended, and federal consistency certifications; and establish a deadline of January 24, 2006 by which any dredging, beach nourishment or offshore disposal reviewed and approved by the Executive Director must be completed.	Newport Bay, Newport Beach (Orange County)

REPORT OF EXTENSION - IMMATERIAL

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

A-5-PPL-02-276-E1 Benjamin A. Leeds	Construction of a three-level, 3,100 square foot, 36-foot high single family home with five parking spaces and a one-story accessory building supported by 48, 24-inch concrete reinforced piles and grade beams, a spa, fountain, irrigated landscaping on a 4,289 square foot vacant bluff lot. The project also includes 850 cubic yards of cut, 50 cubic yards of fill, four horizontal drains and four vertical dewatering wells, two inclinometers (one of which is after-the fact), and removal of a wood retaining wall along the Castellammare property line.	17633 Castellammare Dr., Pacific Palisades (Los Angeles County)
5-01-261-E2 Los Angeles County Dept. Of Beaches And Harbors, Attn: Allen Pakandam	Improvements throughout Will Rodgers State Beach that include demolition and reconstruction of four restroom facilities, four public parking lots, a bike and pedestrian path, one concession stand, one lifeguard substation, access ramp, entry kiosk and highway barriers; remodel existing lifeguard headquarters; construct three new observation decks with associated access ramps and an ADA access ramp across the bluff slope; and reserve 36 parking spaces to house a temporary inner city youth water education program.	Pacific Coast Highway, Pacific Palisades (Los Angeles County)
5-02-334-E1 Ben Leeds	Construction of a three-level, 3,100 square foot, 36-foot high single family home with five parking spaces and a one-story accessory building supported by 48, 24-inch concrete reinforced piles and grade beams, a spa, fountain, irrigated landscaping on a 4,289 square foot vacant bluff lot. The project also includes 850 cubic yards of cut, 50 cubic yards of fill, four horizontal drains and four vertical dewatering wells, two inclinometers (one of which is after-the fact), and removal of a wood retaining wall along the Castellammare property line.	17633 Castellammare Drive, Pacific Palisades (Los Angeles County)



CALIFORNIA COASTAL COMMISSION

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



May 26, 2005

Peter Linden
2500 Anniversary Lane
Newport Beach, CA 92660

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-04-426**APPLICANT:** Peter Linden**LOCATION:** 2500 Anniversary Lane, Newport Beach (Orange County)

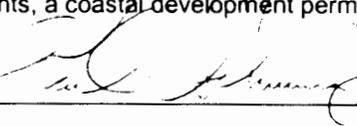
PROPOSED DEVELOPMENT: Remodel and addition to an existing 1,535 square foot two-story, single-family residence with an attached 434 square foot two-car garage. The project more specifically consists of: 1) an addition of 516 square to the existing 1st floor; and 2) an addition of 340 square feet to the existing 2nd floor. Post project the two-story, single-family residence will consist of 2,391 square feet with an attached 434 square foot two-car garage. The maximum height of the structure will be 29' 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 approximately 7,822 square foot lot adjacent to the Santa Ana Delhi Channel located between the first public road and the sea. The City of Newport Beach Land Use Plan (LUP) designates the lot as a waterway, however the lot has been developed with a single-family residence since 1963 and the proposed project will not change the current use. Public access is available at the adjacent Santa Ana Delhi Channel. 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. Directing storm drain runoff to permeable surfaces 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. 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 June 7-10, 2005 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.



Deborah N. 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



May 23, 2005

Zachary Sham
2600 Newport Beach #154
Newport Beach, CA 92663

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

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-05-128 **APPLICANT:** George & Alana Hedley

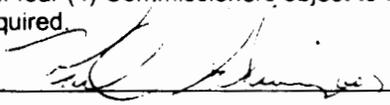
LOCATION: 24 Beacon Bay, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodelling of an existing two-story, 2,014 sq.ft. single family residence including partial demolition of exterior walls not to exceed 50%. Remodelling includes construction of a 277 sq.ft. addition to the first floor and a 381 sq.ft. addition to the second floor and a 209 sq.ft. addition to the existing two-car garage resulting in an approximately 2,673 sq.ft., two-story single family residence with an attached 671 sq.ft. three-car garage. Also proposed is a new exterior stairway and a new 62 sq.ft. deck. The maximum height of the structure will be approx. 22 feet above finished grade. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is approximately 4,172 square foot in size and is designated as Two Family Residential in the City of Newport Beach Land Use Plan (LUP). The site is an inland lot located between the first public road and the sea. 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 area along Bayside Drive to the north of the project site where there is a walkway/bikeway/accessway near Promontory Bay and 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 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 June 7, 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
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



May 24, 2005

Robert Chavez
229 E. Rees St.
Playa Del Rey, CA 90293

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#: 5-05-027

APPLICANT: Robert Chavez

LOCATION: 229 E. Rees St., Playa Del Rey (Los Angeles County)

PROPOSED DEVELOPMENT: Construct two retaining walls along the rear yard of the through lot to stabilize the rear yard. The proposed retaining walls will be 3 feet apart, up to 10 feet high (6 feet high along the sides) and will span approximately 50 feet across the rear yard. The proposed retaining walls will be constructed of a cinderblock material, which will then be covered in stucco. Vegetation will then be planted in front of the walls. Approximately 210 cubic yards of fill will be placed behind the proposed retaining walls. The existing retaining wall, which is failing, will be removed.

RATIONALE: The subject site is located approximately 1/4 mile from the beach, within a developed residential neighborhood, zoned R1-1 Low-Density Residential. The proposed project complies with the existing and proposed LUP permitted uses for an R1-1 low-density zone. The Playa del Rey LCP has not been completed. The proposed project will not prejudice the City's ability to prepare an LCP that is consistent with the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 7-10, 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



May 23, 2005

James A. Ramo
P.O. Box 1321
Torrance, CA 90505

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#: 5-05-028

APPLICANT: Martha Fernandez

LOCATION: B-64 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 2,729 square foot, three-story single-family residence with a detached 420 square foot two-car garage. In addition, the project will consist of a 100 square foot 2nd floor deck, a 70 square foot 3rd floor deck and a 420 square foot deck over the proposed two-car garage. The maximum height of the structure will be 35 feet high above existing grade. Grading will consist of 4 cubic yards of cut, 11 cubic yards of fill and 7 cubic yards of import. 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 2,429 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 June 7-10, 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 Paul D. Smith in black ink.

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June05\5-05-028-[Fernandez]DW(SB)

CALIFORNIA COASTAL COMMISSION

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



May 23, 2005

William B. Guidero
342 62nd Street
Newport Beach, CA 92663

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

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

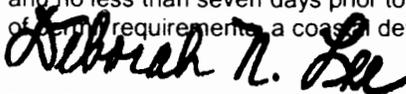
WAIVER#: 5-05-045 **APPLICANT:** Ed Polemus

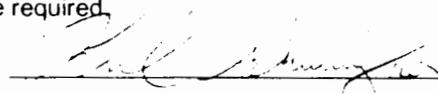
LOCATION: 243 61st Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1,525 sq.ft. single family residence and construction of a new two-story, 2,635 square foot single family residence with an attached 500 square foot two-car garage. The maximum height of the structure will be 27 ½ feet above finished grade. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system. In addition, a bottomless trench drain will be incorporated into the drainage system to provide filtration of runoff.

RATIONALE: The subject site is approximately 2,635 square feet in size, is designated Single Family Detached Residential in the City of Newport Beach Land Use Plan (LUP) and is on the inland side of a waterfront street located between the first public road and the adjacent canal. 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 on the east side of the channel where this an existing walkway/bikeway/accessway and also at the western terminus of 61st Street and Ocean Front adjacent to the ocean approximately two-and-a-half blocks west of the project site. Directing storm drain runoff to drainage facilities is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 7, 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 any 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



May 23, 2005

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

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

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

WAIVER#: 5-05-097

APPLICANT: Louis Sands

LOCATION: 124 South Bay Front, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new three-story, 2,547 square foot single-family residence with an attached approximately 411 square foot two-car garage. In addition, there will be a total of approx. 629 square feet of balcony/roof decks. The maximum height of the structure will be approx. 29 feet above finished grade. Approximately 165 cubic yards of grading will be performed for purposes of recompaction and will be balanced on site. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an approximately 2,594 square foot in size designated as Two Family Residential in the City of Newport Beach Land Use Plan (LUP). The site is a waterfront 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 immediately adjacent to the project site along the public boardwalk that surrounds Balboa Island. The public walkway is located between the project site and the bulkhead. No work is proposed to the existing bulkhead. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project 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 June 7, 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 or permit requirements, a coastal development permit will be required.

Handwritten signature of Deborah T. Lee in black ink.

DEBORAH LEE
Deputy Director

by: Handwritten signature of Arnold Schwarzenegger 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



May 23, 2005

Ian J. N. Harrison, Architect
3535 East Coast Highway, #301
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-05-123

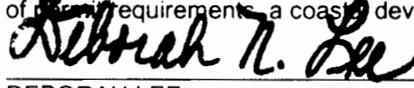
APPLICANT: John Selson

LOCATION: 204 Sapphire Avenue, Newport Beach (Orange County)

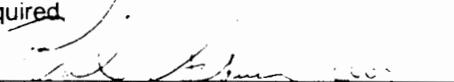
PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and garage and construction of a new three-story 2,362 square foot single-family residence with an attached 368 square foot two-car garage. In addition, there will be a total of 90 square feet for 2nd floor balconies and a 358 square foot roof deck. The maximum height of the structure will be 29 feet above finished grade. Approximately 165 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

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 at the southern terminus of Sapphire Avenue where there is a walkway/bikeway/accessway adjacent to the Balboa Island Channel about one-and-a-half blocks south (approximately 500 feet) of the project site. 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 June 7, 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 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



May 23, 2005

Ian J. N. Harrison, Architect
3535 East Coast Highway, #301
Corona Del Mar, CA 92625

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

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

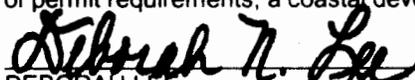
WAIVER#: 5-05-131 **APPLICANT:** Hannah Flynn

LOCATION: 110 Garnet Avenue, Newport Beach (Orange County)

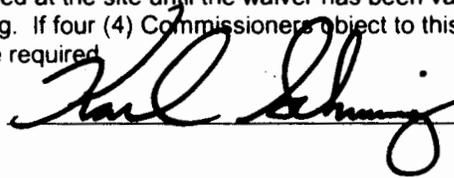
PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and garage and construction of a new three-story 2,331 square foot single-family residence with an attached 389 square foot two-car garage. In addition, there will be a total of 522 square feet for 2nd floor balconies and a roof deck. The maximum height of the structure will be 29 feet above finished grade. Approximately 165 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

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 at the terminus of Garnet Avenue where there is a walkway/bikeway/accessway adjacent to the Balboa Island Channel approximately three lots southwest of the project site. 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 June 7, 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 COMMISSIONSouth Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

(562) 590-5071

CORRECTED COPY

May 17, 2005

Kathleen Ishler, Ishler Design & Engineering
3304 Pico Blvd., Suite A
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: 5-05-135**APPLICANT:** Belinda Ballash**LOCATION:** 17117 Avenida de la Hurradura, Pacific Palisades, City of Los Angeles.**PROPOSED DEVELOPMENT:** Construction of a six-foot high, 150-foot long retaining wall, in order to extend the flat, rear yard of an existing single-family home by about ten feet.

RATIONALE: The project site is an interior tract lot located approximately four miles inland of Pacific Coast Highway and Will Rogers State Beach. The lot and tract were created pursuant to the Commission's approval of Coastal Development Permit A-381-78 for the "Pacific Highlands", a 1,300-acre subdivision in the Santa Monica Mountains. The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The City of Los Angeles Planning Department has issued the project Approval in Concept No. ZA-2005-1900-AIC (3/30/05). The proposed project, which involves 48.4 cubic yards of cut and 45.4 cubic yards of backfill, is compatible with the character of the surrounding pattern of residential development. The proposed retaining wall does not impact public views to the ocean, Topanga State Park, or any other public coastal views. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, with Coastal Development Permit A-381-78, will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 7, 2005 meeting in San Pedro** 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 Belinda Ballash in black ink.

CALIFORNIA COASTAL COMMISSION

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



May 24, 2005

California Department of Parks and Recreation
Attn: Gail Sevrens
One Capitol Mall, Suite 500
Sacramento, CA 95814

**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.

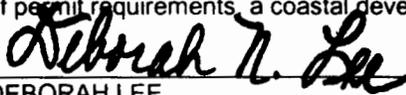
WAIVER#: 5-05-136 **APPLICANT:** California Department of Parks and Recreation

LOCATION: 25300 Dana Point Harbor Drive, Doheny State Park (campground area),
Dana Point (Orange County)

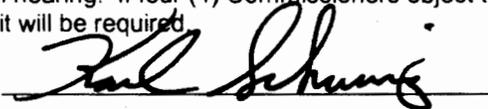
PROPOSED DEVELOPMENT: Demolition of an existing 460 square foot building consisting of restroom and showers and construction of a new 775 square foot building consisting of two (2) unisex toilet stalls and six (6) unisex showers in a similar location at the Doheny State Beach campground area. In addition, an outdoor drinking fountain will be attached to the new building, a freestanding accessible outdoor rinsing structure will be installed near the new building and an existing adjacent accessible parking space will be upgraded to comply with current ADA (Americans with Disability Act) requirements. The building will be approximately 15-foot high and will be ADA compliant. There will be very minimal grading associated with this project.

RATIONALE: The subject site, Doheny State Park campground area, is located between the first public road and the sea. The project components will be constructed so that they are handicap accessible/ADA compliant. The proposed project will not create any adverse impacts on existing public access in the area. Public access to the beach exists throughout Doheny State Beach. The project will not create any adverse visual impacts, as the proposed structure is similar to the existing structure and will be sited at a similar location within the park that does not block views towards the ocean. 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 June 7-10, 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



May 23, 2005

Douglas and Alice Brownell
P.O. Box 5845
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#: 5-05-140

APPLICANT: Douglas and Alice Brownell

LOCATION: 209 Apolena Avenue, Newport Beach (Orange County)

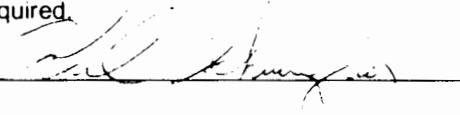
PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a new two-story 3,416 square foot single-family residence with an attached 352 square foot two-car garage. In addition, there will be a total of approximately 49 square feet for a 2nd story balcony and a 168 sq.ft. roof deck. The maximum height of the structure will be 28 1/2 feet above finished grade. Approximately 150 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is approximately 3,570 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 at the southern terminus of Apolena Avenue where there is a walkway/bikeway/accessway adjacent to the Balboa Island Channel approximately two blocks south of the project site. 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 June 7, 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
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



May 24, 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 Development - 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#: 5-05-142

APPLICANT: George P. Stout

LOCATION: 58 20th St., Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing triplex and construction of two 29' high, two-story plus roof deck over basement, residential condominium units. Unit 1 has 3,496 square-feet of living space and a 420 square-foot two-car garage. Unit 2 has 2,590 square-feet of living space and a 471 square-foot two-car garage. Grading will consist of 280 cubic yards of cut and within the building's footprint. Roof water run-off will be conducted through gutters and downspouts located on the west side of Unit 1 and the south side of Unit 2 towards atrium drains and French drains, which will allow percolation of roof and surface run-off.

RATIONALE: The subject site is located a couple blocks from the beach on a 4,283 square-foot lot. The area is zoned R-2B, 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-2B 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 June 7-10, 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.

by:

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



May 24, 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#: 5-05-150

APPLICANT: William Febbo

LOCATION: 1427 Monterey Blvd., Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing triplex and construction of two attached, 2,100 square foot, 29' 11" high, two-story plus roof deck over basement, residential condominium units. Each unit has private enclosed parking for two vehicles and a total of 3 open guest parking spaces exist on site. Grading will consist of 490 cubic yards of cut and 36 cubic yards of fill within the building's footprint. Roof water run-off will be conducted through gutters and downspouts into porous gravel side yards located the length of both side yards. Catch basins are also located in the front and side yards as well as at the rear of the property and a French drain is located in the southwest corner of the side yard.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 2,906 square-foot lot. The area is zoned R-3, high-density residential, which permits 2 units on this site. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 7 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 7-10, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Deborah Lee in black ink.

by: Handwritten signature of William Febbo 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



May 23, 2005

Chuck Van Cleve
177 Riverside
Newport Beach, CA 92623

**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#: 5-05-154 **APPLICANT:** Paul Cochran

LOCATION: 202 Amethyst Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new two-story, 2,362 sq.ft. single family residence with attached 358 sq.ft., two-car garage. In addition, there will be a total of approximately 70 square feet for 2nd story balconies and a 475 sq.ft. roof deck. The maximum height of the structure will be 29 feet above finished grade. Also proposed are 6 ft. high side yard garden walls and a 30-inch high front yard garden wall. Approximately 210 cubic yards of balanced grading will be performed for purposes of recompaction. Drainage from the roof drains and surface water will be directed to permeable areas before entering the main storm drain system.

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 at the southern terminus of Amethyst Avenue where there is a walkway/bikeway/accessway adjacent to the Balboa Island Channel approximately two blocks south of the project site. 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 June 7, 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: _____

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 26, 2005

Carolyn and James Bjelajac
336 4th Street
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#: 5-05-159

APPLICANT: Carolyn and James Bjelajac

LOCATION: 669 Swarthmore Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,673 square foot, 28 foot high, two-story single-family residence with a 382 square foot attached 2-car garage.

RATIONALE: The project site is an existing developed lot in an established Pacific Palisades residential area in the City of Los Angeles, approximately ½ mile inland from Will Rogers State Beach. The City of Los Angeles has not prepared a draft Land Use Plan for this planning subarea. The applicant has received an Approval in Concept No. ZA-2005-2423-AIC from the City of Los Angeles Planning Department (4/18/05). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed single family home is a permitted use in the R1-1 zone. The proposed single family home provides the required two parking spaces and is designed to be compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The proposed project is consistent with the marine resource policies of the Coastal Act, with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their June 7, 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.

 by: 
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



May 24, 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#: 5-05-161

APPLICANT: Gregory Armer

LOCATION: 1634 Loma Dr., Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of two detached, 30 foot-high, two-story plus roof deck over basement, residential condominium units. Unit A has 2,000 square-feet of living space and a Unit B has 2,483 square-feet of living space. Each unit has private enclosed parking for two vehicles and a total of 3 open guest parking spaces exist on site. Grading will consist of 32 cubic yards of fill. Roof water run-off will be conducted through gutters and downspouts into landscaped yarded areas.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 4,000 square-foot lot. The area is zoned R-2, medium-density residential, which permits 2 units on this site. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 7 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-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 June 7-10, 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



May 24, 2005

Subtec, Attn: Cheryl Vargo
5147 W. Rosecrans Ave.
Hawthorne, CA 90250

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#: 5-05-163

APPLICANT: Donald Dieser & Huong Tran

LOCATION: 1829 Manhattan Ave., Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and detached garage and construction of a 2,881 square-foot, 29' 10" high, two-story over two basements, single-family residence with a 782 square-foot 3-car garage. Grading will consist of 309 cubic yards of cut and 34 cubic yards of fill within the building's footprint. Roof water run-off will be directed to roof drains and gutters and then directed into landscaped side yard areas or paved areas, which will then drain to area catch basins located in the driveway.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 3,052 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 4 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 landscaped yard 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 June 7-10, 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



May 23, 2005

Mark E. Grosher
P.O. Box 651
Laguna Beach, CA 92652

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#: 5-05-164

APPLICANT: Hubert and Wendy Segard

LOCATION: 27 North Portola Rd., Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing single-family residence and construction of a two-story, 18.57 foot-high (measured from centerline of frontage road), 2,106.3 square-foot, single-family residence with an attached, 471 square foot two-car garage, on a 3,908.4 square-foot lot. Runoff will be directed to an on-site underground drainage system from downspouts and terrace drains located throughout the property and 952 square-feet of landscaped area will remain as a result of this project.

RATIONALE: The subject site is located between the sea and the first public road. 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 area is zoned low-density residential and the proposed project conforms to the permitted uses for a low-density zone. 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. 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 a total of 4 parking spaces consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The proposed runoff control measures are 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 June 7-10, 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



May 24, 2005

Subtec, Attn: Cheryl Vargo
5147 W. Rosecrans Ave.
Hawthorne, CA 90250

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#: 5-05-166

APPLICANT: Joseph & Dana Derhake

LOCATION: 511 25th St., Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and attached garage and construction of 2 detached, 24' 4" high, two-story over semi-subterranean garage, residential condominium units. Unit 1 has 3,618 square-feet of living space and Unit 2 has 4,875 square-feet of living space. Each unit has private enclosed parking for two vehicles and a total of 2 open guest parking spaces exist on site. Grading will consist of 1,600 cubic yards of cut within the footprint of the buildings. Roof water run-off will be directed to roof drains and gutters and then directed into landscaped side yard areas or paved areas, which will then drain to a catch basin/sump pump located in the driveway.

RATIONALE: The subject site is located approximately 1/3 mile from the beach on a 7,750 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 6 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 landscaped yard 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 June 7-10, 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 Joseph & Dana Derhake 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



May 26, 2005

Maya Sahafi
706 Navy Street
Santa Monica, CA 90405

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

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

WAIVER#: 5-05-187

APPLICANT: Barry Cassilly

LOCATION: 644 Navy Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 1,197 square foot, 20-foot high, two-story single-family residence, with an attached 400 square foot garage.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned OP1 (Single-Family District). The project is consistent with the residential character of the surrounding area. 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 June 7, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Deborah Lee in black ink.

Deborah Lee
Deputy Director

by:

Handwritten signature of Barry Cassilly 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



5-02-385A2

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 27 May 2005

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

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

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

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

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

FINDINGS

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

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

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

CALIFORNIA COASTAL COMMISSION

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

**5-94-265-A3****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 27 May 2005
SUBJECT: Coastal Development Permit No. 5-94-265 granted to Balboa Bay Club for:

Major remodel and expansion of an existing private club. Modifications include demolition of some existing buildings and portions of others, addition of 33,697 square feet resulting in a 189,000 square foot facility, construction of a parking structure, an increase in guest rooms from 128 to 144, and grading of 13,500 cubic yards of cut proposed to occur within the footprint of proposed buildings. Some of the on-site facilities will become available to the general public.

As amended by 5-94-265-A1 to allow:

Request to increase the gross square footage of existing private club facilities to correct an error in the original calculation, as well as to allow an increase in project size. Club facilities will increase from 189,000 net square feet (214,134 gross square feet) to 213,355 net square feet (235,575 gross square feet); an increase of 21,441 gross square feet. The proposed expansion will increase parking demand from 384 spaces to 488 spaces. The applicant will provide 498 parking spaces.

As amended by 5-94-265-A2 to allow:

Parking modifications, including new self parking controls and informational signage. Modifications include the designation of 85 spaces along the eastern perimeter of the property as self parking stalls and installation of a ticket dispenser, pay station, gate, and informational and directional signage. Signage will specify that the first 30 minutes of parking is free and a three (3) hour validation will be available for any purchase on the premises.

PROJECT SITE: 1221 West Coast Highway, Newport Beach, Orange County

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

Creation of a dedicated vehicle turnaround to improve vehicle maneuvering within the 85-space self parking lot, resulting in a reduction of one parking space to 84 spaces.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(b) 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 amendment involves the creation of a dedicated vehicle turnaround, which will reduce the number of parking spaces in the self parking lot from 85 to 84. The reduction of one parking space is needed to insure that an adequate and safe vehicle maneuvering area is provided. The current parking demand for the Balboa Bay Club is 488 spaces and the applicant provides 498 spaces. With the reduction of one space, there will still be a surplus of 9 spaces. No other changes to the approved parking program are proposed. As such, the proposed amendment is consistent with the original approval.

The proposed development will not adversely impact coastal resources, public access, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified local coastal program for this segment of the City and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Anne Blemker at the Commission District 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

5-99-282-A2
CC-078-99/CC-077-01



**NOTICE OF PROPOSED AMENDMENT
TO PERMIT AND MODIFICATION TO FEDERAL CONSISTENCY
CERTIFICATION**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 27 May 2005
SUBJECT: Permit No. 5-99-282, as amended through 5-99-282-A1 and Consistency Certification CC-078-99 and Consistency Certification CC-077-01 granted to the City of Newport Beach and the County of Orange for:

Maintenance dredging and beach or offshore disposal of up to 20,000 cubic yards per year of suitable dredged material from dock areas between the bulkhead line and project line in Newport Bay. Individual beach nourishment events are not to exceed 500 cubic yards of material per event. Individual off-shore disposal events are not to exceed 1,000 cubic yards of material. No work is authorized within 15 feet of any eelgrass bed.

PROJECT SITE: Dredging & Beach Nourishment in Newport Bay: Between the bulkhead line and project line, on private and public properties on beaches and within bay waters at street ends and in front of bulkheads in lower Newport Bay (excepting therefrom the Rhine Channel and adjacent area between the south side of Lido Peninsula and the Balboa Peninsula), and within Upper Newport Bay in the bulkheaded areas of Dover Shores and Newport Dunes Resort, City of Newport Beach, Orange County.

Offshore Disposal: Only at approved offshore disposal sites (e.g. either LA-2 or LA-3 located approximately 6 miles offshore southwest of Point Fermin, Los Angeles County and approximately 4 miles southwest of the entrance to Newport Harbor, Orange County, respectively only if and as approved under CD-065-05).

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

Extend the term of approval of the authorizations from May 9, 2005, as follows – establish a deadline of July 24, 2005 for submittal of individual dredging, beach nourishment and offshore disposal activities for the review and approval of the Executive Director under the terms and conditions of the permit, as amended, and federal consistency certifications; and establish a deadline of January 24, 2006 by which any dredging, beach nourishment or offshore disposal reviewed and approved by the Executive Director must be completed.

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 work will be occurring on, within, or adjacent to coastal waters. The proposed dredging supports recreational boating which is an encouraged marine related use of coastal waters. The proposed dredging and beach nourishment is an allowable and

encouraged marine related use. Suitable dredged material will be used for beach nourishment. The project will not significantly adversely impact eelgrass beds as there are no eelgrass beds within 15 feet of the project area. *Caulerpa taxifolia* will be avoided so as to prevent spread of this invasive aquatic algae. Special conditions previously imposed require use of suitable dredge material for beach nourishment, avoidance of eelgrass impacts and monitoring and mitigation for inadvertent impacts, conformance with *Caulerpa taxifolia* survey requirements and avoidance, submittal of information to the Executive Director for verification of conformance with the conditions of approval, approval from the California State Lands Commission, assumption of risk, proof of legal ability to undertake development, and avoidance of activity in Upper Newport Bay between April 1st and September 30th to avoid impacts to sensitive bird species. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

Also, pursuant to the federal consistency procedures (15 CFR Section 930.65), the Commission reviews project modifications and any changed circumstances to determine whether a previously-concurred with activity remains consistent with the Coastal Act. For federal consistency purposes, the project remains consistent with the applicable Coastal Act policies, and no new consistency certification is therefore needed.

If you have any questions about the proposal or wish to register an objection, please contact **Karl Schwing** 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



27 May 2005

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

Notice is hereby given that **Benjamin A. Leeds**, has applied for a one-year extension of Permit **A-5-PPL-02-276-E1 and 5-02-334**, granted by the California Coastal Commission for:

Construction of a three-level, 3,100 square foot, 36-foot high single family home with five parking spaces and a one-story accessory building supported by 48, 24-inch concrete reinforced piles and grade beams, a spa, fountain, irrigated landscaping on a 4,289 square foot vacant bluff lot. The project also includes 850 cubic yards of cut, 50 cubic yards of fill, four horizontal drains and four vertical dewatering wells, two inclinometers (one of which is after-the fact), and removal of a wood retaining wall along the Castellammare property line, more specifically described in the application file in the Commission offices.

Location: 17633 Castellammare Dr., Pacific Palisades (Los Angeles County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



27 May 2005

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

Notice is hereby given that **Los Angeles Co Dept. Of Beaches and Harbors, Attn: Allen Pakandam** has applied for a one-year extension of Permit **5-01-261-E1**, granted by the California Coastal Commission for:

Improvements throughout Will Rogers State Beach that include demolition and reconstruction of four restroom facilities, four public parking lots, a bike and pedestrian path, one concession stand, one lifeguard substation, access ramp, entry kiosk and highway barriers; remodel existing lifeguard headquarters; construct three new observation decks with associated access ramps and an ADA access ramp across the bluff slope; and reserve 36 parking spaces to house a temporary inner city youth water education program, amended on August 6, 2002 include three ADA compliant access ramps from the parking lots to the beach, more specifically described in the application file in the Commission offices.

Location: Seaward of Route 1, Pacific Coast Highway, near the outlets of Santa Monica, Potrero, Las Pulgas and Santa Ynez Canyons; also described as seaward of Pacific Coast Highway near the ends of Chautauqua, Temescal and Sunset Boulevards, in Pacific Palisades, City of Los Angeles, Los Angeles County; APN's: 4416-009-901, 4415-037-900, 4415-035-900, 4414-011-900, 4411-032-901, 4410-008-900, 4410-009-900, 4412-030-904, 4413-025-904.

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

A handwritten signature in black ink, appearing to read "Pam Emerson".

By: Pam Emerson
Los Angeles Area Supervisor

