

CALIFORNIA COASTAL COMMISSION

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

W-5

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

For the

July Meeting of the California Coastal Commission

MEMORANDUM

Date: July 13, 2005

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

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

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

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

DE MINIMIS WAIVERS

- 5-05-015-W Puna Mc Ilwain (Newport Beach, Orange County)
- 5-05-070-W State Of California Dept. Of Parks & Recreation, Attn: David Pryor (Dana Point, Orange County)
- 5-05-149-W Robert Kohorst & Shelley Allen (Newport Beach, Orange County)
- 5-05-158-W Lawrence & Shirley Dowell (San Clemente, Orange County)
- 5-05-169-W Abdoreza Yaghmai (Pacific Palisades, Los Angeles County)
- 5-05-175-W Bruce & Cynthia Peterson (Pacific Palisades, Los Angeles County)
- 5-05-193-W Jacob & Ruth Bloom (Venice, Los Angeles County)
- 5-05-194-W Mary & John Sheller (Venice, Los Angeles County)
- 5-05-198-W Jeffrey Stearman & Amy Nili (San Clemente, Orange County)
- 5-05-234-W County Of Los Angeles Department Of Beaches & Harbors (Marina Del Rey, Los Angeles County)
- 5-05-238-W Matt Nuss & Joy Mashaal (Venice, Los Angeles County)

IMMATERIAL AMENDMENTS

- A-5-LOB-04-226-A1 Bruce Datt (Long Beach, Los Angeles County)

EXTENSION - IMMATERIAL

- A-5-RPV-02-324-E1 Long Point Development, LLC, Attn: Keith Lamparter (Rancho Palos Verdes, Los Angeles County)
- 5-03-071-E1 Best Western Marina Pacific Hotel, Attn: Erwin H. Sokol (Venice, Los Angeles County)

TOTAL OF 14 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<p>5-05-015-W Puna Mc Ilwain</p>	<p>Demolish an existing single-family residence and garage and construct a new 8,154 square foot, two-story single-family residence with a basement and a subterranean 1,966 square foot five-car garage and 341 square foot storage room. In addition, there will be a rear yard pool cantilevered 5-feet over the existing bulkhead, a total of 417 square feet for 2nd floor decks and a 1,297 square foot roof deck with a spa. The maximum height of the structure will be 26'-10" above finished grade. Bulkhead work will consist of removal of the existing tiebacks and deadmen and reconnecting the existing bulkhead to the foundation of the house and all bulkhead work will take place on the landward side of the existing bulkhead. Grading will consist of 2,012 cubic yards of cut, 252 cubic yards of fill, and 1,760 cubic yards of export to a location outside of the coastal zone. Roof drainage and surface runoff will be directed onto permeable areas before entering the main storm drain system.</p>	<p>443 Harbor Island Road, Newport Beach (Orange County)</p>
<p>5-05-070-W State Of California Dept. Of Parks & Recreation, Attn: David Pryor</p>	<p>Conduct the following actions in order to comply with current ADA (Americans with Disability Act) requirements: construct curb ramps in the parking lot area; modify 5 existing parking spaces; remove and replace concrete pads in lawn areas to be accessible, replace existing wood trash enclosures; add concrete walkways at picnic areas to allow access; replace sand surface in picnic areas along the beach with gravel pave material; replace picnic tables; replace existing wooden walkway to palapa on the beach with similar walkway and raise seats in palapa ; modify existing campsites by firming site surface with soil stabilizer and replace existing furniture with accessible furniture; modify existing seating in the campfire center to provide accessible seating areas; replace drinking fountains and park benches.</p>	<p>25300 Dana Point Harbor Dr., Dana Point (Orange County)</p>
<p>5-05-149-W Robert Kohorst & Shelley Allen</p>	<p>Demolition of existing single family residence and construction of a new 2,394 square foot, 2 story, 29 foot high at maximum point, single family residence with an attached 400 square foot, two car garage and a roof deck. The applicant is also proposing water quality management components including directing drainage to planting pockets or French drains on site and driveway drainage will also be directed to a French drain.</p>	<p>1205 North Bay Front, Newport Beach (Orange County)</p>
<p>5-05-158-W Lawrence & Shirley Dowell</p>	<p>Demolition of an existing single-family residence and construction of a new, approximately 3,614 sq. ft. one-story, 15.6-foot high, single-family residence including an attached garage on a 6,510 sq. ft. lot.</p>	<p>2406 Calle Monte Carlo, San Clemente (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-05-169-W Abdoreza Yaghmai	Demolition of an existing single-family residence and construction of a new two-story 4,046 square foot, single-family residence with a 431 square foot attached 2-car garage.	663 N. Las Casas Ave., Pacific Palisades (Los Angeles County)
5-05-175-W Bruce & Cynthia Peterson	Demolition of an existing single-family residence and construction of a new two-story 3,569 square foot, single-family residence with a 402 square foot attached 2-car garage.	431 Swarthmore Ave, Pacific Palisades (Los Angeles County)
5-05-193-W Jacob & Ruth Bloom	Demolition of a one-story single-family residence, and construction of a three-level, 28-foot high (with one 38-foot high roof access structure), 3,626 square foot single-family residence with a three-car garage in the basement.	16 Gallon St., Venice (Los Angeles County)
5-05-194-W Mary & John Sheller	Demolition of a three-car garage on the rear portion of a 4,792 square foot lot with an existing two-story single-family residence, and construction of a three-level second residential unit with a four-car garage on the ground floor. Install a new lap pool in the west side yard. The proposed 1,678 square foot second residential unit is 28 feet high, with a 37-foot high roof access structure for the roof deck, and set of solar panels enclosed within a 33-foot high screening wall.	16 Park Avenue, Venice (Los Angeles County)
5-05-198-W Jeffrey Stearman & Amy Nili	Demolition of an existing 1-story single-family residence and construction of a new 2-story, 3,926 sq.ft. single-family residence with an attached 896 sq.ft. basement garage and 253 sq.ft. of decks on a 5,961 sq.ft. lot.	250 Avenida Esplanade, San Clemente (Orange County)
5-05-234-W County Of Los Angeles Department Of Beaches & Harbors	Dock work including installation of additional floatation devices to support new 40 foot Americans with Disability Act (ADA) aluminum gangway with 3.5 foot railings to replace the exiting gangway, addition of 50 square feet of dock to support the gangway, dock resurfacing and dock bumpers within area of ADA gangway for an existing 6,200 square feet dock. The County will continually monitor (quarterly) the structural integrity of the dock float system, including the docks, through their ongoing inspection program.	13640 Mindanao Way, Marina Del Rey (Los Angeles County)
5-05-238-W Matt Nuss & Joy Mashaal	Demolition of a one-story single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,932 square foot single-family residence with an attached two-car carport.	1123 Garfield Avenue, Venice (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>
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A-5-LOB-04-226-A1 Bruce Datt	Change project description to: Construction of a three-level, 3,075 square foot single-family residence with a two-car garage on a vacant 2,130 square foot bluff face lot.	1720 Bluff Place, Long Beach (Los Angeles County)
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REPORT OF EXTENSION - IMMATERIAL

A-5-RPV-02-324-E1 Long Point Development, LLC, Attn: Keith Lamparter	Construction of a 582 room resort: (400 hotel rooms, 50 three-keyed "casitas", and 32 "villas"), golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails: 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.	6610 Palos Verdes Dr. South, Rancho Palos Verdes (Los Angeles County)
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5-03-071-E1 Best Western Marina Pacific Hotel, Attn: Erwin H. Sokol	Addition of a fifth floor and thirty new guest rooms to an existing 92-room hotel for a total of 122 guest rooms. The addition would increase the height of the building from 52 feet above grade to 63.5 feet.	1697 Pacific Ave., Venice (Los Angeles County)
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CALIFORNIA COASTAL COMMISSION

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



June 30, 2005

Brion Jeannette Architecture
470 Old Newport Boulevard
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.

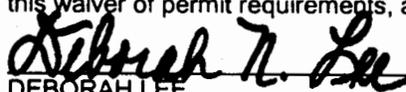
WAIVER#: 5-05-015 **APPLICANT:** Puna Mclwain

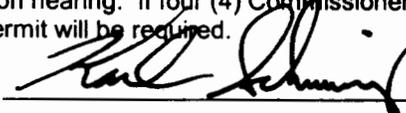
LOCATION: 443 Harbor Island Road, Newport Beach (Orange County)

PROPOSED DEVELOPMENT Demolish an existing single-family residence and garage and construct a new 8,154 square foot, two-story single-family residence with a basement and a subterranean 1,966 square foot five-car garage and 341 square foot storage room. In addition, there will be a rear yard pool cantilevered 5-feet over the existing bulkhead, a total of 417 square feet for 2nd floor decks and a 1,297 square foot roof deck with a spa. The maximum height of the structure will be 26'-10" above finished grade. Bulkhead work will consist of removal of the existing tiebacks and deadmen and reconnecting the existing bulkhead to the foundation of the house and all bulkhead work will take place on the landward side of the existing bulkhead. Grading will consist of 2,012 cubic yards of cut, 252 cubic yards of fill, and 1,760 cubic yards of export to a location outside of the coastal zone. Roof drainage and surface runoff will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is a bulkheaded lot approximately 7,897 square feet in size, is designated as single-family detached residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed development will not impact coastal access, which is available near the site at the Balboa Yacht Basin. 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 a pervious rear yard 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 July 13-15, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


DEBORAH LEE
Deputy Director

by: 

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\July05\5-05-015-[Mclwain]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



June 30, 2005

California Department of Parks and Recreation
Attn: David Pryor
3030 Avenida Del Presidente
San Clemente, CA 92672

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

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

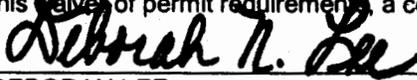
WAIVER#: 5-05-070 **APPLICANT:** California Department of Parks and Recreation

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

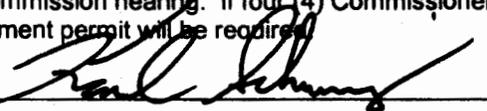
PROPOSED DEVELOPMENT: Conduct the following actions in order to comply with current ADA (Americans with Disability Act) requirements: construct curb ramps in the parking lot area; modify 5 existing parking spaces; remove and replace concrete pads in lawn areas to be accessible, replace existing wood trash enclosures; add concrete walkways at picnic areas to allow access; replace sand surface in picnic areas along the beach with gravel pave material; replace picnic tables; replace existing wooden walkway to palapa on the beach with similar walkway and raise seats in palapa ; modify existing campsites by firming site surface with soil stabilizer and replace existing furniture with accessible furniture; modify existing seating in the campfire center to provide accessible seating areas; replace drinking fountains and park benches.

RATIONALE: The subject site, Doheny State Park, 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 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 July 13-15, 2005 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.


DEBORAH LEE
Deputy Director

by:



cc: Commissioners/File

H:\fsy\Permits\De-Minimis Waivers\July05\5-05-070-[CA Dept. of State Parks]DW(DP)

CALIFORNIA COASTAL COMMISSION

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



June 23, 2005

Brion Jeanette Architecture
470 Old Newport Boulevard
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#: 5-05-149

APPLICANT: Bob Kohorst & Shelley Allen

LOCATION: 1205 North Bayfront, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 2,394 square foot, 2 story, 29 foot high at maximum point, single family residence with an attached 400 square foot, two car garage and a roof deck. The applicant is also proposing water quality management components including directing drainage to planting pockets or French drains on site and driveway drainage will also be directed to a French drain.

RATIONALE: A public walkway exists between the subject site and the bulkhead. No development is proposed to occur within the public walkway. The subject site is approximately 2,552 square feet in size, is designated Two Family Residential in the City of Newport Beach Land Use Plan (LUP) and the proposed development conforms to this land use designation. The project incorporates water quality components to ensure protection of marine resources. The project will provide two parking spaces, consistent with the Commission's typically imposed parking standard. 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. Further, the proposed development will not adversely impact coastal resources, public access, or public recreational opportunities, and is consistent with past Commission actions in the area, the City's certified Land Use Plan, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **July 13-15, 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:

CALIFORNIA COASTAL COMMISSION

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



June 23, 2005

Lawrence & Shirley Dowell
111 Esplanade
San Clemente, CA 92672

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

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

WAIVER#: 5-05-158

APPLICANTS: Lawrence & Shirley Dowell

LOCATION: 2406 Calle Monte Carlo, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new, approximately 3,614 sq.ft. one-story, 15.6-foot high, single-family residence including an attached garage on a 6,510 sq.ft. lot.

RATIONALE: The subject site is located between the first public road and the sea on an inland lot. The site is not located on a beach, coastal bluff or coastal canyon. The proposed development provides two parking spaces consist with the Commission's regularly used standard of two spaces per residential unit. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public access. Public coastal access exists in the project vicinity at the Riveria access point, approximately ¼ mile west of the subject site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the Residential Low (RL) 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 July 13-15, 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 Ocean Gate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



June 28, 2005

Abdi Sadjadi
2932 Wilshire Blvd., #208
Santa Monica, CA 90403

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#: 5-05-169

APPLICANT: Abdoreza Yaghmai

LOCATION: 663 N. Las Casas Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story 4,046 square foot, single-family residence with a 431 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-2005-2587-AIC from the City of Los Angeles Planning Department (4/25/05). 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 July 13-15, 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



June 28, 2005

Mark Hudson
337 N. Heliothorpe Dr.
Los Angeles, CA 90004

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#: 5-05-175

APPLICANT: Bruce and Cynthia Peterson

LOCATION: 431 Swarthmore Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story 3,569 square foot, single-family residence with a 402 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-2005-2762-AIC from the City of Los Angeles Planning Department (5/02/05). 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 July 13-15, 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 in black ink, likely of the Executive Director.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



June 23, 2005

Emil Mertzel, Architect
155 W. Washington Blvd., #1112
Los Angeles, CA 90015

**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: 5-05-193 **APPLICANTS:** Jacob & Ruth Bloom

LOCATION: 16 Galleon Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story single-family residence, and construction of a three-level, 28-foot high (with one 38-foot high roof access structure), 3,626 square foot single-family residence with a three-car garage in the basement.

RATIONALE: The proposed project, which is located one block inland of the beach, has received a Project Permit (Case #DIR2005-0312, 4/13/05) from the City of Los Angeles Planning Department and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the 3,150 square foot lot and complies with the 28-foot height limit for structures on walk streets in the Marina Peninsula area of Venice. Adequate on-site parking is provided (three-car garage accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,146 square feet of permeable landscaped area will be maintained on the project site, which includes a 14'x 30' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 13, 2005 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Deborah N. Lee in black ink.

DEBORAH LEE
Deputy Director

cc: Commissioners/File

by: Handwritten signature of the Executive Director in black ink.

CALIFORNIA COASTAL COMMISSION

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



June 23, 2005

Michael Hricak, Architect
4052 Del Rey Avenue, #102
Venice, CA 90292

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: 5-05-194 **APPLICANTS:** John & Mary Sheller

LOCATION: 16 Park Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a three-car garage on the rear portion of a 4,792 square foot lot with an existing two-story single-family residence, and construction of a three-level second residential unit with a four-car garage on the ground floor. Install a new lap pool in the west side yard. The proposed 1,678 square foot second residential unit is 28 feet high, with a 37-foot high roof access structure for the roof deck, and set of solar panels enclosed within a 33-foot high screening wall.

RATIONALE: The proposed project, which is located one block inland of the beach, has received a Project Permit (Case #DIR2005-0989, 4/28/05) from the City of Los Angeles Planning Department and is consistent with the RD1.5 zoning designation and the surrounding land uses. The proposed two residential units (one existing and one proposed) conform to the Commission's density limit for the site. The proposed structure complies with the 28-foot height limit for structures on walk streets in the North Venice area. Adequate on-site parking is provided for the resulting two residential units (four-car garage accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,280 square feet of permeable landscaped area will be maintained on the project site, which includes an existing 14'x 40' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 13, 2005 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Deborah N. Lee in black ink.

DEBORAH LEE
Deputy Director

cc: Commissioners/File

by: Handwritten signature of the Executive Director in black ink.

CALIFORNIA COASTAL COMMISSION

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



June 23, 2005

Michael Luna Architect
31681 Camino Capistrano, Suite 102
San Juan Capistrano, CA 92675

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 #: 5-05-198

APPLICANT: Jeff Stearman & Amy Nili

LOCATION: 250 Avenida Esplanade, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1-story single-family residence and construction of a new 2-story, 3,926 sq.ft. single-family residence with an attached 896 sq.ft. basement garage and 253 sq.ft. of decks on a 5,961 sq.ft. lot.

RATIONALE: The subject site is located between the first public road and the sea, but is not adjacent to a coastal canyon, and is not on a coastal bluff. The proposed project meets current local zoning requirements and has been designed to be compatible with the character of surrounding development. Public views to or from the ocean will not be affected by the proposed development. Additionally, the project meets the Commission's typically imposed parking requirement of a minimum two spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the Residential Low (RL) 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 July 13-15, 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



June 28, 2005

County of Los Angeles
Department of Beaches & Harbors
13483 Fiji Way, #3
Marina del Rey, CA 90292

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#: 5-05-234

APPLICANT: County of Los Angeles

LOCATION: 13640 Mindanao Way, Marina del Rey

PROPOSED DEVELOPMENT: Dock work including installation of additional floatation devices to support new 40 foot Americans with Disability Act (ADA) aluminum gangway with 3.5 foot railings to replace the exiting gangway, addition of 50 square feet of dock to support the gangway, dock resurfacing and dock bumpers within area of ADA gangway for an existing 6,200 square feet dock. The County will continually monitor (quarterly) the structural integrity of the dock float system, including the docks, through their ongoing inspection program.

RATIONALE: The proposed project will involve improvements to an existing dock in order to comply with Americans with Disability Act requirements. All work will be done outside of the water, with the new floats and dock addition floated into place. Based on past studies and a field check there is no eel grass or caulerpa in the area. The County will ensure maintenance of the plastic floats. 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 July 13-15, 05 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 the Executive Director 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



June 24, 2005

Warren W. Wagner, Architect
1337 Palms Boulevard
Venice, CA 90291

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

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

WAIVER: 5-05-238 **APPLICANTS:** Matthew Nuss & Joy Mashaal

LOCATION: 1123 Garfield Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,932 square foot single-family residence with an attached two-car carport.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received a Director of Planning sign-off (Case #DIR2005-3830, 6/14/05) from the City of Los Angeles Planning Department and is consistent with the R2 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the 7,500 square foot lot and complies with the 25-foot height limit for structures with flat roofs in Southeast Venice. Adequate on-site parking is provided (three on-site parking spaces: two covered and one uncovered). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,532 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **July 13, 2005 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Handwritten signature of Richard N. Lee in black ink.

Deputy Director

cc: Commissioners/File

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

CALIFORNIA COASTAL COMMISSION

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

A-5-LOB-04-226-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 30 June 2005

SUBJECT: Coastal Development Permit No. A5-LOB-04-226 granted to Maxim Management LP (Attn: Minoo Fitter) and hereby transferred to Bruce Datt for:

Construction of a three-level, two-unit condominium with a four-car garage on a vacant 2,130 square foot bluff face lot. More specifically described in the permit file in the Commission's South Coast District Office.

AT: 1720 Bluff Place, City of Long Beach, Los Angeles County.

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

DESCRIPTION OF AMENDMENT REQUEST:

Change project description to: Construction of a three-level, 3,075 square foot single-family residence with a two-car garage on a vacant 2,130 square foot bluff face lot.

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 new owner of the property proposes to build a single-family residence on the project site instead of the previously approved duplex. The height of the revised project complies with the height limit imposed by the underlying permit, as no portion of the proposed structure exceeds the elevation of the 12th Place overlook right-of-way (46.9 feet above datum as indicated on the topographic survey dated 11/20/2003). Adequate on-site parking is provided for the proposed single-family residence. The proposed amendment and development is consistent with the underlying permit approval and will not result in any adverse impacts to coastal resources or public access. The amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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

CALIFORNIA COASTAL COMMISSION

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



30 June 2005

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that **Long Point Development LLC, Attn: Keith Lamparter** has applied for a one-year extension of Permit **A-5-RPV-02-324**, granted by the California Coastal Commission for:

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

Location: 6610 Palos Verdes Drive South, City of Rancho Palos Verdes, 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

A handwritten signature in black ink, appearing to read "Ryan Todaro", written over the printed name.

By: Ryan Todaro
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

30 June 2005



**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT
5-03-071-E1 and A-5-VEN-03-067-E1**

Notice is hereby given Best Western Marina Pacific Hotel, Attn: Erwin H. Sokol has applied for a one year extension of **5-03-071** and **A-5-VEN-03-067** granted by the California Coastal Commission

for: Addition of a fifth floor and thirty new guest rooms to an existing 92-room hotel for a total of 122 guest rooms. The addition would increase the height of the building from 52 feet above grade to 63.5 feet.

at: 1697 Pacific Ave., Venice (Los Angeles County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Charles Posner
Coastal Program Analyst

34 Galleon Street, LLC.
1217 S. Irena Ave.
Redondo Beach, CA 90277
310-540-2889
310-316-1267 fax

W5
5-05-193W

July 6, 2005

Sent Via Facsimile and Overnight Delivery

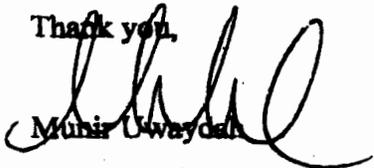
California Coastal Commission
Teresa Henry, District Manager
200 Ocean Gate
10th Floor
Long Beach, CA 90802
562-590-5071
562-590-5084 fax

RECEIVED
South Coast Region
JUL 06 2005
CALIFORNIA
COASTAL COMMISSION

Ms. Henry,

Please accept this letter as my formal objection to the proposed building plans, described in Coastal Commission application number 5-05-193-W. I purchased the property at 34 Galleon Street, Marina del Rey this past month, and have just become aware of the proposed building plans. The proposed height for the building, which is the subject of application number 5-05-193-W, will completely obstruct the ocean view from the master bedroom of my townhouse, which, in turn, will severely affect its market value. The net result would be a significant financial loss for me, having just purchased the townhouse based on the fact that it has an ocean view from the master bedroom.

I kindly request that you ask the applicant for the building permits to change their plans and reduce the height of their building by at least eight (8) feet.

Thank you,

Munir Uwaydah