

CALIFORNIA COASTAL COMMISSION

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



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

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 10, 2007

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb & John Ainsworth, South Coast Area Deputy Directors
SUBJECT: ***Deputy Director's Report***

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office for the **October 10, 2007** 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

1. 5-07-019-W Flagstaff Meadows, LLC, Attn: Lonnie And Debbie Mc Cleve (Laguna Beach, Orange County)
2. 5-07-230-W Robert Girardi (Seal Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-07-247-W Richard & Kim Hauch (Newport Beach, Orange County)
2. 5-07-248-W Patrick & Kirsten Redfern (Laguna Beach, Orange County)
3. 5-07-256-W Patricia Smissen (Seal Beach, Orange County)
4. 5-07-259-W Adina Investments, Attn: C/O Mike Younessi (Newport Beach, Orange County)
5. 5-07-267-W Eric D Welton (Newport Beach, Orange County)
6. 5-07-269-W T S K Japan, Inc, Attn: Terry Terada (Pacific Palisades, Los Angeles County)
7. 5-07-271-W Christopher Ball (Newport Beach, Orange County)
8. 5-07-276-W Damon Sarafian (Pacific Palisades, Los Angeles County)
9. 5-07-277-W Garrett Zopf (Newport Beach, Orange County)
10. 5-07-279-W Charles Ward (Venice, Los Angeles County)
11. 5-07-284-W 206 Adams Street L L C, Attn: Marcia Dossey, Managing Member (Newport Beach, Orange County)
12. 5-07-285-W Steven Heath (Pacific Palisades, Los Angeles County)
13. 5-07-297-W Brian Sears C/O MRW Construction, Attn: Mike Woodcock (Hermosa Beach, Los Angeles County)
14. 5-07-304-W Don Landis And Alicia Tao (Hermosa Beach, Los Angeles County)
15. 5-07-307-W Phil And Judy Binder (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-04-191-E2 Thomas & Betty Saliba (Newport Beach, Orange County)
2. 5-04-356-E1 UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler (Irvine, Orange County)
3. 5-98-307-E8 Charles & Valerie Griswold (South Laguna, Orange County)

TOTAL OF 20 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>
5-07-019-W Flagstaff Meadows, LLC, Attn: Lonnie And Debbie Mc Cleve	Remodel an existing 135 square-foot, third-story deck located at the rear of an existing single-family residence by reducing its width by 5.5 feet at either end and extending it seaward 2 feet, resulting in a 113 square-foot deck.	92 S La Senda, Laguna Beach (Orange County)
5-07-230-W Robert Girardi	Remodel and addition of an existing two-story, 5,919 square foot commercial building consisting of a dental use and day spa use with twenty-one (21) existing parking spaces available on-site. More specifically, the project consists of: 1) an addition of 1,007 square feet to the rear of the existing 2nd floor for storage, office and personnel use; and 2) an addition of nine (9) on-site parking spaces. Post project, the building will be two-stories, 6,926 square feet with thirty (30) parking spaces available on-site. The maximum height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Road drainage will be directed onto permeable areas before entering the main storm drain system.	1320 Pacific Coast Highway, Seal 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>
5-07-247-W Richard & Kim Hauch	Conversion of a duplex on one lot into two (2) condominium units. The existing duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No new construction or remodeling is proposed.	821 W. Balboa Blvd, Newport Beach (Orange County)
5-07-248-W Patrick & Kirsten Redfern	Demolition of an existing single-family residence with an attached two-car garage and construction of a new two-story, 2,500 square-foot, single-family residence with an attached 372 square foot two-car garage, hardscaping and drought-tolerant, non-invasive landscaping. The maximum height of the structure will be 20.5 feet above finished grade. Drainage from the roof and surface water will be directed to filtered drains before entering the main storm drain system. Grading will consist of approximately 578 cubic yards of cut, which will be disposed of outside the coastal zone.	8 South Portola, Laguna Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-256-W Patricia Smissen</p>	<p>Demolition of an existing single-family residence on a single lot. All debris will be removed from the site and disposed of at a location outside of the coastal zone. Sand bags will be placed along the edges of the property for erosion control. The project also includes the subdivision of the single lot into two parcels (Parcel 1 will be 6,732 square feet and parcel 2 will be 8,330 square feet). No additional development, such as grading is proposed.</p>	<p>450 Ocean Ave, Seal Beach (Orange County)</p>
<p>5-07-259-W Adina Investments, Attn: C/O Mike Younessi</p>	<p>Demolition of an existing duplex and construction of two new attached, 29-foot high, three-story condominiums. Unit A will consist of 1,539 square feet of living space with an attached 230 square-foot one-car garage and Unit B will consist of 1,158 square feet of living space with an attached 206 square-foot one-car garage. Additional parking for the development will be provided within a two-car carport. Drainage from the roof and surface water will be directed to filtered drains before entering the main storm drain system.</p>	<p>128 29th Street, Newport Beach (Orange County)</p>
<p>5-07-267-W Eric D Welton</p>	<p>Combine two lots and a portion of a third lot into an approximately 10,620 square-foot parcel of land for single-family development. There is an existing single-family residence on the site, which will remain. No new construction or remodeling is proposed.</p>	<p>219 Iris Avenue, Newport Beach (Orange County)</p>
<p>5-07-269-W T S K Japan, Inc, Attn: Terry Terada</p>	<p>Demolition of an existing one-story, 2,454 square foot single-family residence, and construction of a two-story (with two-car garage in basement), 29-foot high (above street), 4,376 square foot single-family residence on a 9,876 square foot lot. The house will be constructed on a deepened foundation system, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section, with friction piles extending approximately thirty feet through the underlying fill (after the existing fill is compacted) and anchored in bedrock.</p>	<p>1014 Glenhaven Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-07-271-W Christopher Ball</p>	<p>Demolish 2-story duplex and construct 2,868 square foot, three story single family residence with an attached single car garage and a single car carport.</p>	<p>6307 Seashore Drive, Newport Beach (Orange County)</p>
<p>5-07-276-W Damon Sarafian</p>	<p>Demolition of an existing single-family residence and construction of a two-story 4,132 square foot, 28-foot high (existing grade), single-family residence with attached partially subterranean two-car garage, and 700 cubic yards of grading.</p>	<p>910 N Las Lomas Avenue, Pacific Palisades (Los Angeles County)</p>
<p>5-07-277-W Garrett Zopf</p>	<p>Demolition of an existing single-family residence and construction of a new three-story, 2,225 square-foot, single-family residence with an attached 436 square foot two-car garage. The maximum height of the structure will be 29 feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas and retention pits before entering the main storm drain system.</p>	<p>310 Anade Avenue, Newport Beach (Orange County)</p>
<p>5-07-279-W Charles Ward</p>	<p>Demolition of an existing one-story, 995 square foot single-family residence, and construction of a three-level, thirty-foot high (with one 33.5-foot high roof access structure), 2,532 square foot single-family residence with an attached two-car garage.</p>	<p>250 E Market St, Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-284-W 206 Adams Street L L C, Attn: Marcia Dossey, Managing Member</p>	<p>Conversion of an existing duplex on a single lot into two condominium units with individual assessor's parcel numbers. Four (4) parking spaces are provided on site. No new construction is proposed.</p>	<p>206 Adams Street, Newport Beach (Orange County)</p>
<p>5-07-285-W Steven Heath</p>	<p>Demolition of an existing single-family residence and construction of a two-story 3,763 square foot, 28-foot high (existing grade), single-family residence with attached partially subterranean two-car garage, and 326 cubic yards of grading.</p>	<p>434 Pucrto Del Mar, Pacific Palisades (Los Angeles County)</p>
<p>5-07-297-W Brian Sears C/O MRW Construction, Attn: Mike Woodcock</p>	<p>Demolition of existing single family residence and construction of a new 3,006 square foot, 30 foot high, two story single family residence, with roof deck over basement, and enclosed parking for two vehicles and two open guest parking. Approximately 106 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, pervious concrete and a trench drain with attached basin to allow for natural percolation, excess overflow will be directed to the public storm drain system.</p>	<p>119 16th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-07-304-W Don Landis And Alicia Tao</p>	<p>Remodel and addition to an existing single family residence, including a new third story resulting in an addition of 410 square feet to the existing structure. The residence will maintain the existing two on-site parking spaces. No grading is proposed as a part of this project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.</p>	<p>231 Manhattan Avenue, Hermosa Beach (Los Angeles County)</p>
<p>5-07-307-W Phil And Judy Binder</p>	<p>Lot line adjustment to combine two lots, a portion of two lots and a portion of a vacated right-of-way into a single 11,446 square foot parcel for single-family development; landscaping consisting of a new patio area, new planters, re-location of a BBQ counter, a new pool/spa on a caisson system foundation, replacement of a portion of an existing 3' wood fence along the easterly property line and a portion of an existing wrought iron fence atop the existing seawall with a 5' high tempered glass wall and a portion of an existing 5' high wrought iron fence along the westerly property line with a 5' high planter wall. No demolition or construction to the existing residence or bulkhead is proposed.</p>	<p>1903 E Bay Avenue, Newport Beach (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-04-191-E2 Thomas & Betty Saliba</p>	<p>Remodel and addition of a 628 square foot second story and a 498 square foot roof deck to one unit of an existing 2188 square foot duplex with a 530 square foot two-car garage. A total of two parking spaces for the duplex will be provided.</p>	<p>317 Sapphire Ave, Newport Beach (Orange County)</p>

<p>5-04-356-E1 UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler</p>	<p>Second phase of the San Joaquin Marsh restoration plan. Activities proposed include: 1) removal of 4,000 lineal feet (3.97 acres) of existing levees, 2) excavation of 13.08 acres of marsh vegetation to restore lost open water/mudflat habitat, 3) installation of a new pipeline along the east-west main levee to provide the flexibility to be able to pump water through the marsh system and between selected marsh units with a portable pump, 4) installation or repair/replacement of culvert connections between marsh units, 5) installation of 2.8 acres of riparian vegetation along existing levees and other newly created features to mitigate for 0.93 acre of riparian habitat lost during levee removal and construction of marsh connections, and 6) improvement and repair of existing levee roads to facilitate better access to marsh units throughout the marsh.</p>	<p>San Joaquin Freshwater Marsh Reserve, North of Universtiy Drive, West of Campus Drive, Irvine (Orange County)</p>
<p>5-98-307-E8 Charles & Valerie Griswold</p>	<p>Construction of a 5,078 square foot, 5 level single-family residence with attached 750 square foot three-car garage and 1,278 square feet of deck arca which will step down a vacant, reconstructed bluff lot.</p>	<p>29 Bay Dr., South Laguna (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



September 25, 2007

James Conrad
1550 S. Coast Hwy, Suite 201
Laguna Beach, CA 92651

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 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#: 5-07-019

APPLICANTS: Flagstaff Meadows, LLC

LOCATION: 92 S. La Senda, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel an existing 135 square-foot, third-story deck located at the rear of an existing single-family residence by reducing its width by 5.5 feet at either end and extending it seaward 2 feet, resulting in a 113 square-foot deck.

RATIONALE: The subject site is a blufftop lot seaward of Pacific Coast Highway and 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 by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development 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). Also, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed deck conforms to the bluff edge setback requirements for accessory structures. 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 October 10-12, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 28, 2007

Robert Girardi
1320 Pacific Coast Highway
Seal Beach, CA 90740

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#: 5-07-230 **APPLICANT:** Robert Girardi

LOCATION: 1320 Pacific Coast Highway, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition of an existing two-story, 5,919 square foot commercial building consisting of a dental use and day spa use with twenty-one (21) existing parking spaces available on-site. More specifically, the project consists of: 1) an addition of 1,007 square feet to the rear of the existing 2nd floor for storage, office and personnel use; and 2) an addition of nine (9) on-site parking spaces. Post project, the building will be two-stories, 6,926 square feet with thirty (30) parking spaces available on-site. The maximum height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Road drainage will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 15,015 square feet and is designated as general commercial in the City of Seal Beach Zoning Code. The project results in an intensification of use and therefore requires an approval from the Commission. The proposed project conforms to the Commission's parking requirement and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of 14th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



September 24, 2007

Richard and Kim Hauch
4816 Sherlock Way
Carmichael, CA 95608

**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#: 5-07-247

APPLICANTS: Richard and Kim Hauch

LOCATION: 821 West Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a duplex on one lot into two (2) condominium units. The existing duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No new construction or remodeling is proposed.

RATIONALE: The subject site is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The proposed development consists of a conversion of a duplex into two (2) condominium units. The subdivision of land is not authorized under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977, therefore Commission approval is necessary. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed project complies with the City of Newport Beach's affordable housing requirements. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2007

Brion Jeannette Architecture
470 Old Newport Blvd.
Newport Beach, CA 92688

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#: 5-07-248

APPLICANTS: Patrick and Kirsten Redfern

LOCATION: 8 S. Portola, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence with an attached two-car garage and construction of a new two-story, 2,500 square-foot, single-family residence with an attached 372 square foot two-car garage, hardscaping and drought-tolerant, non-invasive landscaping. The maximum height of the structure will be 20.5 feet above finished grade. Drainage from the roof and surface water will be directed to filtered drains before entering the main storm drain system. Grading will consist of approximately 578 cubic yards of cut, which will be disposed of outside the coastal zone.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and 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 by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development 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 2 parking spaces consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. 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 October 10-12, 2007 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

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



October 1, 2007

Howard Gulian
5855 East Naples Plaza, #212
Long Beach, CA 90803

**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#: 5-07-256 **APPLICANT:** Patricia Smissen

LOCATION: 450 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence on a single lot. All debris will be removed from the site and disposed of at a location outside of the coastal zone. Sand bags will be placed along the edges of the property for erosion control. The project also includes the subdivision of the single lot into two parcels (Parcel 1 will be 6,732 square feet and parcel 2 will be 8,330 square feet). No additional development, such as grading is proposed.

RATIONALE The subject site is located between the first public road and the sea. The lot size is 14,702 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The City approved these lots despite them being undersized according to the Zoning Code; however, the sizes of the lots are consistent with the surrounding area. No additional development such as grading is proposed at this time for the project site. The proposed development does not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Public access to the beach is available to the adjacent west of the project site at the end of 5th Street. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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(562) 590-5071



September 25, 2007

Karen Otis
16871 Sea Witch Lane
Huntington Beach, CA 92649

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#: 5-07-259

APPLICANT: Adina Investments


LOCATION: 128 29th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of two new attached, 29-foot high, three-story condominiums. Unit A will consist of 1,539 square feet of living space with an attached 230 square-foot one-car garage and Unit B will consist of 1,158 square feet of living space with an attached 206 square-foot one-car garage. Additional parking for the development will be provided within a two-car carport. Drainage from the roof and surface water will be directed to filtered drains before entering the main storm drain system.

RATIONALE: The subject site is an inland lot approximately 2,372 square feet in size and is designated as high density residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. 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. Diverting storm drain runoff to filtered drains is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed project complies with the City of Newport Beach's affordable housing requirements. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


KARL SCHWING
Orange County Area Supervisor

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September 24, 2007

Eric D. Welton
2855 E. Coast Highway #200
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#: 5-07-267

APPLICANT: Eric D. Welton

LOCATION: 219 Iris Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Combine two lots and a portion of a third lot into an approximately 10,620 square-foot parcel of land for single-family development. There is an existing single-family residence on the site, which will remain. No new construction or remodeling is proposed.

RATIONALE: The subject site is designated as residential low density in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The subdivision of land is not authorized under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977, therefore Commission approval is necessary. The proposed project conforms to the Commission's parking requirement of two (2) parking 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 land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 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.

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 24, 2007

Donna West
4080 Woking Way
Los Angeles, CA 90027

**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: 5-07-269 **APPLICANT:** TSK Japan, Inc. (Hitoshi Terada)

LOCATION: 1014 Glenhaven Drive, Pacific Palisades, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Demolition of an existing one-story, 2,454 square foot single-family residence, and construction of a two-story (with two-car garage in basement), 29-foot high (above street), 4,376 square foot single-family residence on a 9,876 square foot lot. The house will be constructed on a deepened foundation system, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section, with friction piles extending approximately thirty feet through the underlying fill (after the existing fill is compacted) and anchored in bedrock.

RATIONALE: The proposed project, which is located about one mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA-2007-3918-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The project site is not part of a landslide, but it is "covered with undocumented fill that varies in depth up to about 28 feet" (Conditional Geology Approval issued by City of Los Angeles Department of Building and Safety Grading Section, 7/23/07). A deepened foundation system will be utilized as required by the Department of Building and Safety. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence. 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 (3,583 square feet of permeable landscaped area will be maintained on the 9,876 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 10, 2007 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 25, 2007

Christopher Ball
4024 Channel Place
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#: 5-07-271 **APPLICANT:** Christopher Ball

LOCATION: 6307 Seashore Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolish existing duplex and construct 2,868 square foot, three story single family residence with an attached single car garage and a single car carport.

RATIONALE: The subject site is 2,070 square feet in size, is designated High Density Residential in the certified City of Newport Beach Land Use Plan (LUP) and is an inland lot. The proposed single family residence provides two parking spaces, consistent with the Commission's typically imposed standard. Vehicular access to the garage and carport is taken from the alley and so will not displace any on-street parking. Site drainage will be collected in perforated pipes set in gravel and directed to two percolation basins. The driveway drainage is directed to one of the percolation basins. Sandbags will rim the perimeter of the lot during construction. The development is consistent with the local government's affordable housing requirements. The project is designed to be compatible with the scale and character of the surrounding development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 10-12, 2007** 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 26, 2007

Michael Lee
2200 Highland Avenue
Mahattan 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#: 5-07-276

APPLICANT: Damon Sarafian

LOCATION: 910 N Las Lomas Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story 4,132 square foot, 28-foot high (existing grade), single-family residence with attached partially subterranean two-car garage, and 700 cubic yards of grading.

RATIONALE: The project site is an existing developed hillside lot, approximately 1 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2007-3317-AIC from the City of Los Angeles Planning Department (7/12/07). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is 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 site runoff to the storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and 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 October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 25, 2007

Dennis Wood
407 E. Balboa Blvd.
Newport Beach, CA 92661

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

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

WAIVER#: 5-07-277 **APPLICANT:** Garrett Zopf

LOCATION: 310 Anade Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story, 2,225 square-foot, single-family residence with an attached 436 square foot two-car garage. The maximum height of the structure will be 29 feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas and retention pits before entering the main storm drain system.

RATIONALE: The subject site is an inland lot approximately 2,100 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. 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 October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 24, 2007

Cecilia Melo Palacios
3646 Sawtelle Boulevard
Los Angeles, CA 90066

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: 5-07-279 **APPLICANT:** Charles Ward

LOCATION: 250 Market Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of an existing one-story, 995 square foot single-family residence, and construction of a three-level, thirty-foot high (with one 33.5-foot high roof access structure), 2,532 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located four blocks inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-3969, 9/18/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the thirty-foot height limit for flat-roofed structures in the North Venice area (the 100 square foot roof access structure is part of the structure that can be permitted to exceed the thirty-foot roof height limit). Adequate on-site parking is provided: two spaces accessed from the rear alley. The applicant will eliminate the existing curb cut on Market Street (restore the curb) as part of the project. 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 (approximately 1,300 square feet of permeable landscaped area will be maintained on the 2,850 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 10, 2007 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.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 25, 2007

Marcia Dossey
Managing Member for 206 Adams Street LLC
177 Riverside Drive, F-1146
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#: 5-07-284

APPLICANT: 206 Adams Street LLC

LOCATION: 206 Adams Street, Newport Beach, Orange County

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

RATIONALE: The subject site is 3,000 square feet in size, is designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP) and is an inland lot. The proposed development will provide two parking spaces per unit consistent with the Commission's typically imposed parking standard. The development is consistent with the local government's affordable housing requirements. The project is designed to be compatible with the scale and character of the surrounding development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 10-12, 2007** 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.

PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 26, 2007

Steven Heath
605 Baylor Street
Pacific Palisades, CA 90272

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#: 5-07-285

APPLICANT: Steven Heath

LOCATION: 434 Puerto Del Mar, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story 3,763 square foot, 28-foot high (existing grade), single-family residence with attached partially subterranean two-car garage, and 326 cubic yards of grading.

RATIONALE: The project site is an existing developed hillside lot, approximately ½ mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2007-3966-AIC from the City of Los Angeles Planning Department (8/15/07). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is 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 site runoff to the storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and 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 October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 11, 2007

Attn: Elizabeth Srour
Srour & Associates, LLC
1001 Sixth St, 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#: 5-07-297

APPLICANT: Brian Sears

LOCATION: 119 16th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,006 square foot, 30 foot high, two story single family residence, with roof deck over basement, and enclosed parking for two vehicles and two open guest parking. Approximately 106 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, pervious concrete and a trench drain with attached basin to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 1,000 feet inland from the beach on a 2,045 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. 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 **October 10-12, 2007** 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 12, 2007

W3 Architects
Attn: Deva Berg
1337 Palms Blvd.
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#: 5-07-304

APPLICANT: Don Landis and Alicia Tao

LOCATION: 231 Manhattan Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing single family residence, including a new third story resulting in an addition of 410 square feet to the existing structure. The residence will maintain the existing two on-site parking spaces. No grading is proposed as a part of this project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 500 feet inland from the beach on a 1,499 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The existing 2 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 10-12, 2007** 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 24, 2007

Brion Jeannette Architecture
470 Old Newport Blvd.
Newport Beach, CA 92688

**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#: 5-07-307

APPLICANT: Phil and Judy Binder

LOCATION: 1903 E. Bay Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Lot line adjustment to combine two lots, a portion of two lots and a portion of a vacated right-of-way into a single 11,446 square foot parcel for single-family development; landscaping consisting of a new patio area, new planters, re-location of a BBQ counter, a new pool/spa on a caisson system foundation, replacement of a portion of an existing 3' wood fence along the easterly property line and a portion of an existing wrought iron fence atop the existing seawall with a 5' high tempered glass wall and a portion of an existing 5' high wrought iron fence along the westerly property line with a 5' high planter wall. No demolition or construction to the existing residence or bulkhead is proposed.

RATIONALE: The proposed development consists of a lot line adjustment on a lot designated Single Family Residential and replacement of portions of existing perimeter fencing. The subject site is a bulkhead lot facing Newport Bay between the sea and first public road developed with a two-story single-family residence, attached two-car garage, bulkhead, perimeter fencing, pier and dock. The proposed lot line adjustment will combine three land-side lots (a lot, a portion of a lot and a vacated right-of-way) with two water-side lots, all zoned for single-family development. The abandoned right-of-way is a portion of Bay Avenue vacated by the City of Newport Beach in 1957. The proposed work is landward of an existing wood seawall. Public access is available five feet to the south at the end of K Street. Adequate measures to address water quality have been incorporated into the project design including percolation pits and down spouts directed to planters. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 10-12, 2007 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.

PETER DOUGLAS
Executive Director

by: _____
KARL SCITTING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

27 September 2007

Notice is hereby given that Thomas and Betty Saliba have applied for a one year extension of Permit # 5-04-191 granted by the California Coastal Commission

for: Remodel and addition of a 628 square foot second story and a 498 square foot roof deck to one unit of an existing 2188 square foot duplex with a 530 square foot two-car garage. A total of two parking spaces for the duplex will be provided.

at: 317 Sapphire Ave, Newport Beach (Orange County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

28-Sep-07

Notice is hereby given UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler has applied for a one year extension of permit #5-04-356 granted by the California Coastal Commission

for: Second phase of the San Joaquin Marsh restoration plan. Activities proposed include: 1) removal of 4,000 lineal feet (3.97 acres) of existing levees, 2) excavation of 13.08 acres of marsh vegetation to restore lost open water/mudflat habitat, 3) installation of a new pipeline along the east-west main levee to provide the flexibility to be able to pump water through the marsh system and between selected marsh units with a portable pump, 4) installation or repair/replacement of culvert connections between marsh units, 5) installation of 2.8 acres of riparian vegetation along existing levees and other newly created features to mitigate for 0.93 acre of riparian habitat lost during levee removal and construction of marsh connections, and 6) improvement and repair of existing levee roads to facilitate better access to marsh units throughout the marsh.

at: San Joaquin Freshwater Marsh Reserve, North of Universtiy Drive, West of Campus Drive, Irvine (Orange County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given Charles and Valerie Griswold has applied for a one year extension of Permit # 5-98-307-E8 granted by the California Coastal Commission

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

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

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst