

CALIFORNIA COASTAL COMMISSION

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

**W-11****SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the**December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 12, 2007

TO: Commissioners and Interested Parties

FROM: Sherilyn Sarb and John Ainsworth, South Coast District Deputy Directors

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 **December 12, 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. 5-07-293-W John & Lisa Mansour (Laguna Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-07-225-W Inez Ayala (Seal Beach, Orange County)
2. 5-07-244-W Chris Brigandi (Newport Beach, Orange County)
3. 5-07-268-W Wet Paws LLC (Newport Beach, Orange County)
4. 5-07-302-W J R West Bay Avenue L L C (Newport Beach, Orange County)
5. 5-07-303-W J R West Bay Avenue L L C (Newport Beach, Orange County)
6. 5-07-317-W Corinne & John Baginski (Venice, Los Angeles County)
7. 5-07-342-W Wayne Singer & Stephanie Quiseng (Seal Beach, Orange County)
8. 5-07-368-W Andrew & Rena Wellman (Venice, Los Angeles County)
9. 5-07-371-W City Of Santa Monica, EPWM Department, Attn: Eugenia Chusid (Santa Monica, Los Angeles County)
10. 5-07-372-W Mike Gangemi (San Pedro, Los Angeles County)
11. 5-07-374-W Catherine Ann Wiley (Newport Beach, Orange County)
12. 5-07-378-W Lane Building Design Attn: Gary Lane, Attn: Charles & Linda Kirk (Hermosa Beach, Los Angeles County)
13. 5-07-379-W Trapeze School World Corporation, Attn: Jonathan Conant (Santa Monica, Los Angeles County)
14. 5-07-380-W Jennifer Gerich & Devin Dilibero (Hermosa Beach, Los Angeles County)
15. 5-07-389-W Kevin Mullen (Venice, Los Angeles County)

EMERGENCY PERMITS

1. 5-07-025-G Orange County Flood Control District, Attn: Nadeem Majaj, P.E. District Manager (Huntington Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-03-355-A2 Boeing Realty Corporation, Attn: Stephane Wandel (Seal Beach, Orange County)
2. 5-06-421-A1 Erik Anderson (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-90-789-E15 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management (Venice, Los Angeles County)
2. 5-05-153-E1 Sunset Coastal, California Limited Partnership, Attn: Emily Cohen (Pacific Palisades, Los Angeles County)
3. 5-05-236-E1 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)

TOTAL OF 22 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>
5-07-293-W John & Lisa Mansour	Remodel of an existing 2,740 sq. ft., single story, single-family residence with attached 484 sq. ft. 2-car garage with the addition of 486 sq. ft. livable space to the residence and 31 sq. ft. to the garage, and new landscaping and hardscape including construction of a sports court. The max height of the structure will be 14 feet above grade. Landscaping consists of non-invasive, drought tolerant plants such as lavender, ceanothus, rosemary, bougainvillea, New Zealand flax, California coffeeberry, evergreen currant and trailing lantana among others.	15 Cabrillo Way, Laguna 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>
5-07-225-W Inez Ayala	Construction of a new 1,449 square foot, one-story single-family residence with a detached 484 square foot two-car garage. The maximum height of the residence will be approximately 15-feet above existing grade and the height of the detached garage will be approximately 14-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	115 13th Street, Seal Beach (Orange County)
5-07-244-W Chris Brigandi	Demolition of an existing duplex for the construction of a new two-story, 2,456 sq. ft. single-family residence and attached 361 sq. ft. two-car garage; minor grading for soil re-compaction and site preparation; landscaping and hardscape improvements including a 6' high property wall and 3' high frontage patio wall. The maximum height of the residential structure will be 26 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as kangaroo paws, heavenly bamboo, hall's honeysuckle, and dymondia.	1706 Plaza Del Norte, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-268-W Wet Paws LLC</p>	<p>Construction of a 9,640 sq. ft. three-story, 30.50 feet tall single family residence with basement level 5-car garage, new hardscape including pool/spa, landscaping, and 6' tall perimeter fence including 1,500 cu. yds. of cut for site preparation and erosion control measures.</p>	<p>2136 E Balboa Blvd, Newport Beach (Orange County)</p>
<p>5-07-302-W J R West Bay Avenue L L C</p>	<p>Demolition of an existing single-family residence straddling three lots and construction of a new two-story, 5,105 square foot single-family residence with an attached 624 square foot three-car garage on one of the bulkheaded lots. The maximum height of the residential structure will be 26-feet above existing grade. Grading will consist of 210 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed. A lot line adjustment to merge and adjust interior lot lines between two existing lots and a portion of an existing lot to create two individual parcels will take place. This will result in two 3,815 square foot lots.</p>	<p>1210 W Bay, Newport Beach (Orange County)</p>
<p>5-07-303-W J R West Bay Avenue L L C</p>	<p>Demolition of an existing single-family residence straddling three lots and construction of a new two-story, 5,414 square foot single-family residence with an attached 743 square foot three-car garage on one of the bulkheaded lots. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 150 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed. A lot line adjustment to merge and adjust interior lot lines between two existing lots and a portion of an existing lot to create two individual parcels will take place. This will result in two 3,815 square foot lots.</p>	<p>1220 W Bay Avenue, Newport Beach (Orange County)</p>
<p>5-07-317-W Corinne & John Baginski</p>	<p>Construction of a three-story, 35-foot high, 2,872 square foot single-family residence with an attached two-car garage on a vacant 2,550 square foot lot.</p>	<p>524 Rialto Avenue, Venice (Los Angeles County)</p>
<p>5-07-342-W Wayne Singer & Stephanie Quiseng</p>	<p>Construction of a new 5,037 square foot, three-story single-family residence with an attached 597 square foot three-car garage. The maximum height of the residence will be 35'-10" above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>111 13th Street, Seal Beach (Orange County)</p>
<p>5-07-368-W Andrew & Rena Wellman</p>	<p>Demolition of an attached 710 square foot residential unit of an existing one-story duplex on a 4,326 square foot lot; and construction of a detached two-story, 24.5-foot high, 1,435 square foot single-family residence (second unit). Five parking spaces will be maintained on the site (two-car garage plus three spaces on the driveway) to serve the resulting two residential units, with vehicular access taken from the rear alley.</p>	<p>1505 Linden Avenue (aka 850 Milwood Ave.), Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-371-W City Of Santa Monica, EPWM Department, Attn: Eugenia Chusid</p>	<p>Construct new relief sewer line consisting of two 42-inch lines and one 18-inch line, resurface existing sewer line, and relocate 12 inch water main.</p>	<p>Colorado Avenue, Second Street & Ocean Avenue, Santa Monica (Los Angeles County)</p>
<p>5-07-372-W Mike Gangemi</p>	<p>Demolition of a one car garage and construction of a three car garage with a 735 square foot residential unit above, on a 5,000 square foot lot improved with a single-family residence.</p>	<p>735 W 33rd Street, San Pedro (Los Angeles County)</p>
<p>5-07-374-W Catherine Ann Wiley</p>	<p>Demolition of an existing two-story, single family residence and garage and construction of a new 2,640 sq. ft., three-story, two-unit duplex with attached 2-car garage and 2-car carport, 343.5 sq. ft. roof deck, hardscape and landscape improvements. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed.</p>	<p>117 38th Street, Newport Beach (Orange County)</p>
<p>5-07-378-W Lane Building Design Attn: Gary Lane, Attn: Charles & Linda Kirk</p>	<p>Demolition of existing three-unit apartment building and construction of a new 3,706 square foot, 30 foot high, two story single family residence over basement level, with roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, the site drainage system also incorporates two porous catch basins to allow for natural percolation of collected water. Approximately 200 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.</p>	<p>3026 Hermosa Avenue, Hermosa Beach (Los Angeles County)</p>
<p>5-07-379-W Trapeze School World Corporation, Attn: Jonathan Conant</p>	<p>Operation of a trapeze school within a 9,600 square foot vacant commercial space on the pier deck. The facility will consist of various aerial equipment ranging in height from 20 to 32 feet. The school will have a capacity of approximately 10 students and 4 staff.</p>	<p>370 Santa Monica Pier, Santa Monica (Los Angeles County)</p>
<p>5-07-380-W Jennifer Gerich & Devin Dilibero</p>	<p>Demolition of existing single family residence and detached accessory living structure and garage and the construction of a new 2,184 square foot, 30 foot high, two-story single family residence with roof deck, and enclosed parking for two vehicles and one open guest parking space. 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>66 19th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-07-389-W Kevin Mullen</p>	<p>Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 31-foot high roof access structure), 2,800 square-foot single-family residence with an attached two-car garage.</p>	<p>2325 Frey Avenue, Venice (Los Angeles County)</p>

REPORT OF EMERGENCY PERMITS

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

Applicant	Project Description	Project Location
5-07-025-G Orange County Flood Control District, Attn: Nadeem Majaj, P.E. District Manager	Installation of approximately 3,800 linear feet of 30- to 40- foot deep steel sheet piles to harden the levee and prevent a breach by flood waters. The sheet piles will be driven into the levee through the unimproved, unvegetated levee-top road. The sheet piles will be installed using a "Giken Driver" to press the sheet piles into place in lieu of hammering or using vibration techniques. All work will be conducted within the Orange County Flood Control District (OCFCD) right-of-way. No dredging or import of material is proposed.	East Garden Grove-Wintersburg Channel North Levee Downstream Of Graham Street, Huntington Beach (Orange 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.

Applicant	Project Description	Project Location
5-03-355-A2 Boeing Realty Corporation, Attn: Stephane Wandel	The amendment proposes the restoration of the "Central Ditch" wetlands located on the subject site. The proposed restoration is to be accomplished by selective plant salvage and re-contouring of the central ditch to restore positive drainage, prevent ponding that results in vector control issues, and to ensure long-term viability of the wetland habitat. The proposed re-contouring will result in removal of a total of 38 cubic yards of export material (to be disposed of outside the coastal zone). The "Central Ditch" is proposed to be lowered a maximum of 1.5 feet at its center, and the banks are proposed to be contoured to 4:1 slopes. All work will be confined to a 10' wide swath. Salvaged plants will be stored on-site and will be replaced in approximately the same locations from which they were removed immediately upon completion of re-contouring. Temporary supplemental irrigation is proposed to establish plants. Supplemental irrigation will be implemented for the period necessary to obtain maximum cover, which is expected to be one season. Maintenance activities proposed include removal of exotic vegetation, plant replacement as necessary to ensure compliance with performance standards, trash removal, irrigation, and maintenance of the irrigation system. The proposed project also includes specific performance criteria, monitoring methods, and annual reports to the Coastal Commission assessing progress toward final success criteria.	2600 Westminster Ave., Seal Beach (Orange County)

<p>5-06-421-A1 Erik Anderson</p>	<p>The amendment proposes revisions to the approved boat dock configuration and replacement of the existing pier that previously was to remain. The currently proposed boat dock configuration will be a "U" shaped float with one 6' by 60' finger, one 5' by 60' finger and a 6' by 30' mainwalk. Also proposed are a new 24' by 3' gangway, 4' by 4' lobe connecting the new pier and gangway, and a 6' by 8' landing at the base of the new gangway connecting it to the float. Also proposed under this amendment is the removal of the existing 24' by 7' pier with solid decking and single 12", "T" pile pier support and replacement with a new 20' by 7' pier with grated decking and two new 14" diameter, concrete "T" piles. Four 12" diameter piles are proposed to be removed with the existing float. The new "U" shaped float will be anchored by four new 18" diameter concrete piles.</p>	<p>2210 Channel Street, Newport Beach (Orange County)</p>
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-90-789-E15 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management</p>	<p>Construction of commercial/retail building with 2 floors of subterranean parking.</p>	<p>601 Ocean Front Walk, Venice (Los Angeles County)</p>
<p>5-05-153-E1 Sunset Coastal, California Limited Partnership, Attn: Emily Cohen</p>	<p>Stabilize landslide by installing terraced retaining walls supported by caissons, grade building pad and export approximately 60,000 or more cubic yards of soil, construct a 45 foot-high, 82,000 square-foot, three-story residential building encompassing 29 condominium units above a three-level parking garage, pool and spa, landscaping, widen Castellammare Drive, install new curbs, gutters, sidewalks and streetlights.</p>	<p>17325 Castellammare Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-05-236-E1 Palisades Landmark, Llc</p>	<p>Demolition of two apartment buildings and construction of an 82 unit condominium project in six three level structures above a three level 205 space parking lot; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot on RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community plan.</p>	<p>17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)</p>

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

Charles & Valerie Griswold 5-98-307-E8 (29 Bay Drive, Laguna Beach)

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(562) 590-5071



November 26, 2007

Morris Skenderian & Associates
2094 S. Coast Highway #3
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 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.

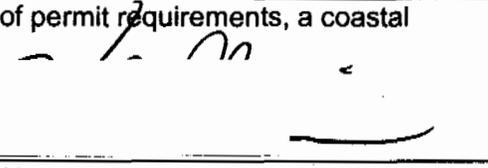
WAIVER#: 5-07-293**APPLICANT:** John and Lisa Mansour**LOCATION:** 15 Cabrillo Way, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 2,740 sq. ft., single story, single-family residence with attached 484 sq. ft. 2-car garage with the addition of 486 sq. ft. livable space to the residence and 31 sq. ft. to the garage, and new landscaping and hardscape including construction of a sports court. The max height of the structure will be 14 feet above grade. Landscaping consists of non-invasive, drought tolerant plants such as lavender, ceanothus, rosemary, bougainvillea, New Zealand flax, California coffeeberry, evergreen currant and trailing lantana among others.

RATIONALE: The subject site is a 9,927 square foot lot designated as Village Low Density in the City of Laguna Beach Land Use Plan (LUP). The site is located on an inland lot within the first public road and the sea in a gated community and would result in an increase of over 10% of internal floor area. The proposed project is the remodel of an existing single-story single family residence with a 486 sq. ft. livable space addition, a 31 sq. ft. addition to the garage, and new landscaping and hardscape including a new sports court. The project conforms to the Commission's parking requirement (2 spaces per residence) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to existing and new area drains and to a new trench drain along the driveway. Public coastal access is available approximately 1/2 a mile south of the site at Salt Creek Beach. 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 **December 14-16, 2007** meeting. If three (3) 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



November 27, 2007

Don Holt
601-C East Palomar Street, #414
Chula Vista, CA 91911

**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#: 5-07-225 **APPLICANT:** Inez Ayala

LOCATION: 115 13th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new 1,449 square foot, one-story single-family residence with a detached 484 square foot two-car garage. The maximum height of the residence will be approximately 15-feet above existing grade and the height of the detached garage will be approximately 14-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 4,406 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 13th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with 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 December 12-14, 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

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
 200 Oceangate, Suite 1000
 Long Beach, CA 90802-4302
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November 20, 2007

Chris Brigandi
 140 Newport Center Drive, Suite 100
 Newport Beach, CA 92660

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

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

WAIVER#: 5-07-244 **APPLICANT:** Chris Brigandi

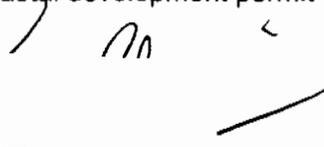
LOCATION: 1706 Plaza del Norte., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex for the construction of a new two-story, 2,456 sq. ft. single-family residence and attached 361 sq. ft. two-car garage; minor grading for soil re-compaction and site preparation; landscaping and hardscape improvements including a 6' high property wall and 3' high frontage patio wall. The maximum height of the residential structure will be 26 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as kangaroo paws, heavenly bamboo, hall's honeysuckle, and dymondia.

RATIONALE: The subject site is a 2,400 square foot inland lot designated high density residential in the City of Newport Beach Land Use Plan (LUP) on the Balboa Peninsula. 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. Drainage from the site will be captured by downspouts and drainage swales and directed to permeable landscaped areas and planter pockets. Public coastal access is available 200 yards west of the site. 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 **December 14-16, 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
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(562) 590-5071



November 28, 2007

Todd Skenderian
PO BOX 9293
Laguna Beach, CA 92651

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

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

WAIVER#: 5-07-268 **APPLICANT:** Wet Paws, LLC

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

PROPOSED DEVELOPMENT: Construction of a 9,640 sq. ft. three-story, 30.50 feet tall single family residence with basement level 5-car garage, new hardscape including pool/spa, landscaping, and 6' tall perimeter fence including 1,500 cu. yds. of cut for site preparation and erosion control measures.

RATIONALE: The subject site is a 9,602 square foot bay fronting lot. The site is designated single-family detached residential in the certified LUP. The bay ward side of the site includes an existing bulkhead, pier and dock. The proposed project is the construction of a 9,640 sq. ft. residence with new hardscape and landscaping. Previous permits for the site include CDP 5-05-372 for the demolition of previous residence and CDP 5-07-168 for the removal and replacement of the bulkhead. The project exceeds the Commission's parking requirement (two spaces per residential unit) with five proposed parking spaces and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design and during project construction. Surface runoff will be retained by bottomless trench drains and perforated drains. Drainage from the driveway and basement garage will be directed to a lift station to the surface. Excess runoff will drain into the bay through an existing outlet in the seawall. Public coastal access to the bay is available five lots southeast of the site at the terminus of "N" Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, 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 **December 14-16, 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

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November 27, 2007

Eric Mossman, Architect
2025 West Balboa Boulevard, Suite B
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#: 5-07-302 **APPLICANT:** JR West Bay Avenue, LLC

LOCATION: 1210 West Bay Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence straddling three lots and construction of a new two-story, 5,105 square foot single-family residence with an attached 624 square foot three-car garage on one of the bulkheaded lots. The maximum height of the residential structure will be 26-feet above existing grade. Grading will consist of 210 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed. A lot line adjustment to merge and adjust interior lot lines between two existing lots and a portion of an existing lot to create two individual parcels will take place. This will result in two 3,815 square foot lots.

RATIONALE: The subject site is located on bayfront bulkheaded lots approximately 5,489 square feet in total size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available approximately 120-feet east of the project site at the 12th Street, street end. 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 December 12-14, 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

CALIFORNIA COASTAL COMMISSION

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



November 27, 2007

Eric Mossman, Architect
2025 West Balboa Boulevard, Suite B
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#: 5-07-303 **APPLICANT:** JR West Bay Avenue, LLC

LOCATION: 1220 West Bay Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence straddling three lots and construction of a new two-story, 5,414 square foot single-family residence with an attached 743 square foot three-car garage on one of the bulkheaded lots. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 150 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed. A lot line adjustment to merge and adjust interior lot lines between two existing lots and a portion of an existing lot to create two individual parcels will take place. This will result in two 3,815 square foot lots.

RATIONALE: The subject site is located on bayfront bulkheaded lots approximately 5,489 square feet in total size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available approximately 120-feet east of the project site at the 12th Street, street end. 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 December 12-14, 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

CALIFORNIA COASTAL COMMISSION

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



November 27, 2007

Corinne T. Baginski, Designer
323 Windward Avenue
Venice, CA 90291

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

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

WAIVER: 5-07-317**APPLICANTS:** Corinne & John Baginski**LOCATION:** 524 Rialto Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Construction of a three-story, 35-foot high, 2,872 square foot single-family residence with an attached two-car garage on a vacant 2,550 square foot lot.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-4404, 9/13/07) 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 35-foot height limit for structures with varied rooflines in North Venice. Adequate on-site parking is provided by a two-car garage, which is accessed from the rear alley (Seville Court). 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 (900 square feet of permeable landscaped area will be maintained on the 2,550 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 **December 12, 2007 meeting in San Francisco** 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

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



November 27, 2007

Brent Sears Architect
203 Argonne Avenue, Suite B-210
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#: 5-07-342 **APPLICANT:** Wayne Singer & Stephanie Quiseng

LOCATION: 111 13th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new 5,037 square foot, three-story single-family residence with an attached 597 square foot three-car garage. The maximum height of the residence will be 35'-10" above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 4,406 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 13th 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 December 12-14, 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

CALIFORNIA COASTAL COMMISSION

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



November 20, 2007

John Fenske, Arketype Architects, Inc.
275 San Clemente Street
Ventura, CA 93001

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: 5-07-368**APPLICANTS:** Andrew & Rena Wellman**LOCATION:** 1505 Linden Avenue (a.k.a. 850 Milwood Avenue), Venice, City of Los Angeles.

PROPOSED DEVELOPMENT: Demolition of an attached 710 square foot residential unit of an existing one-story duplex on a 4,326 square foot lot; and construction of a detached two-story, 24.5-foot high, 1,435 square foot single-family residence (second unit). Five parking spaces will be maintained on the site (two-car garage plus three spaces on the driveway) to serve the resulting two residential units, with vehicular access taken from the rear alley.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-3617, 7/27/07) and is consistent with the R2-1 zoning designation and the surrounding land uses. The existing single-family residence and the proposed second residential unit conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the resulting two residential units: five on-site parking spaces accessed from Milwood Court. 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 (2,259 square feet of permeable landscaped area will be maintained on the 4,326 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 **December 12, 2007 meeting in San Francisco** 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

TERESA HENRY
District Manager

A handwritten signature in black ink, appearing to be "Teresa Henry", written over a horizontal line.

CALIFORNIA COASTAL COMMISSION

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



November 27, 2007

Eugenia Chusid
City of Santa Monica
1437 4th Street
Santa Monica, CA 90401

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#: 5-07-371

APPLICANT: City of Santa Monica

LOCATION: Colorado Avenue, Second Street & Ocean Avenue, in the City of Santa Monica.

PROPOSED DEVELOPMENT: Construct new relief sewer line consisting of two 42-inch lines and one 18-inch line, resurface existing sewer line, and relocate 12 inch water main.

RATIONALE: The proposed project is located within existing City rights-of-way and on City owned property and will replace existing aged and undersized sewer line that sustained damage during the Northridge earthquake. The project will be designed to serve existing and future flows for the urban areas of the City of Santa Monica. The majority of construction will take place during the winter months and at least one traffic lane will remain available for through traffic. The City will implement a traffic management plan during the construction period to minimize traffic impacts and incorporate Best Management Practices for water quality. 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 December 12-14, 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

TERESA HENRIKSEN
SOUTH COAST DISTRICT MANAGER

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 26, 2007

Raymond Medak
2814 S. Baywater Avenue
San Pedro, CA 90731

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

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

WAIVER#: 5-07-372

APPLICANT: Mike Gangemi

LOCATION: 735 W. 33rd Street, San Pedro

PROPOSED DEVELOPMENT: Demolition of a one car garage and construction of a three car garage with a 735 square foot residential unit above, on a 5,000 square foot lot improved with a single-family residence.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. The surrounding area is residentially developed with single and multi-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R2 Low Medium Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. There is inadequate space to provide two parking spaces per unit; however, due the distance from the ocean, the area is not used for beach access, therefore, the project will not adversely impact beach access. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

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

TERESA HENRY
South Coast District Manager

CALIFORNIA COASTAL COMMISSION

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



November 26, 2007

Rod A. Jeheber
410 32nd Street #202
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#: 5-07-374 **APPLICANT:** Catherine Anne Wiley

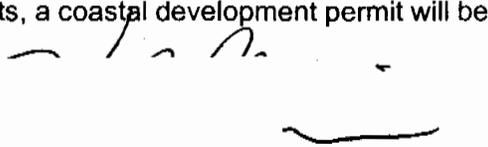
LOCATION: 117 38th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story, single family residence and garage and construction of a new 2,640 sq. ft., three-story, two-unit duplex with attached 2-car garage and 2-car carport, 343.5 sq. ft. roof deck, hardscape and landscape improvements. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed.

RATIONALE: The subject site is a 2,375 square foot lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot between the first public road and the sea. The proposed project involves the demolition of a single family residence and construction of a duplex. The 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. Adequate measures to address water quality have been incorporated into the project design and during project construction. The site will retain surface runoff through the use of catch basins, French drains, and bottomless trench drains. Public coastal access is available approximately 50 yards west of the site at the end of 38th Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, 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 **December 14-16, 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



November 20, 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#: 5-07-378

APPLICANT: Charles and Linda Kirk

LOCATION: 3026 Hermosa Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing three-unit apartment building and construction of a new 3,706 square foot, 30 foot high, two story single family residence over basement level, with roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, the site drainage system also incorporates two porous catch basins to allow for natural percolation of collected water. Approximately 200 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.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 250 feet inland from the beach on a 2,403 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 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-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 **December 12-14, 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: _____
Teresa Henry
South Coast District Manager

CALIFORNIA COASTAL COMMISSION

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



November 26, 2007

Claire Jacobs
4 Excalibur Curt
Rancho Mirage, CA 92270

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#: 5-07-379

APPLICANT: Trapeze School World Corporation

LOCATION: 370 Santa Monica Pier, City of Santa Monica.

PROPOSED DEVELOPMENT: Operation of a trapeze school within a 9,600 square foot vacant commercial space on the pier deck. The facility will consist of various aerial equipment ranging in height from 20 to 32 feet. The school will have a capacity of approximately 10 students and 4 staff.

RATIONALE: The pier provides commercial and retail uses, including amusement rides, fishing areas and parking (471 spaces). The proposed project is located within an existing commercial space, situated between the amusement area and the Carousel Building, in an area that is developed with commercial/retail buildings. The school will be opened to the public. The height of the trapeze equipment will be consistent with heights of adjacent amusement rides and buildings. The Commission previously approved an outdoor theater, with a capacity of approximately 300 people, for the site. The proposed project will be less intense than previously existing or previously approved development. 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 December 12-14, 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


TERESA HENRY
SOUTH COAST DISTRICT MANAGER

CALIFORNIA COASTAL COMMISSION

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



November 26, 2007

Attn: Scott Prentice
Scott Prentice Architects
507 Entrada Drive
Santa Monica, CA 90402

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

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

WAIVER#: 5-07-380

APPLICANT: Jennifer Gerich and Devin Dilibero

LOCATION: 66.19th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and detached accessory living structure and garage and the construction of a new 2,184 square foot, 30 foot high, two-story single family residence with roof deck, and enclosed parking for two vehicles and one open guest parking space. 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 2,850 square-foot lot. The area is zoned R-2B, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 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-2B medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 12-14, 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: _____
Teresa Henry
South Coast District Manager

CALIFORNIA COASTAL COMMISSION

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



November 20, 2007

Elizabeth Stone
416 Rose Avenue, #5
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: 5-07-389**APPLICANT:** Kevin Mullen**LOCATION:** 2325 Frey Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 31-foot high roof access structure), 2,800 square-foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-4977-VSO-MEL, 10/19/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast 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 for the proposed single-family residence (two-car garage and an uncovered space on the driveway, all 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 (1,715 square feet of permeable area will be maintained on the 3,600 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 **December 12, 2007 meeting in San Francisco** 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

TERESA HENRY
District Manager

A handwritten signature in black ink, appearing to be "Teresa Henry", written over a horizontal line.

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: NOVEMBER 26, 2007

EMERGENCY PERMIT: 5-07-025-G

APPLICANT: Orange County Flood Control District,
Attn: Nadeem Majaj, P.E., District Manager

LOCATION: East Garden Grove-Wintersburg Channel, North Levee downstream
of Graham Street (Station 74+00 to Station 36+00), City of
Huntington Beach, Orange County

EMERGENCY WORK PROPOSED: Installation of approximately 3,800 linear feet of 30- to 40-foot deep steel sheet piles to harden the levee and prevent a breach by flood waters. The sheet piles will be driven into the levee through the unimproved, unvegetated levee-top road. The sheet piles will be installed using a "Giken Driver" to press the sheet piles into place in lieu of hammering or using vibration techniques. All work will be conducted within the Orange County Flood Control District (OCFCD) right-of-way. No dredging or import of material is proposed.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of heavy storm run-off causing channel bank erosion of an existing levee requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By:  Sherrilyn Saru _____

Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 120 days of the commencement of sheet pile installation. OCFCD shall notify the CCC five days prior to the installation.
4. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of Huntington Beach, California Department of Fish and Game, U.S. Fish and Wildlife Service, U.S. Army Corps of Engineers).
6. Construction Responsibilities and Debris Removal

The permittee shall comply with the following construction related requirements:

- (a) No construction materials, debris, waste, oil or liquid chemicals shall be placed or stored where it may be subject to wave erosion and dispersion, stormwater, or where it may contribute to or come into contact with nuisance flow;
 - (b) Any and all debris resulting from construction activities shall be removed from the site within 1 week of completion of construction;
 - (c) No machinery or construction materials not essential for project implementation shall be allowed at any time in channel waters;
 - (d) If turbid conditions are generated during construction, a silt curtain shall be utilized to minimize and control turbidity to the maximum extent practicable;
 - (e) All stock piles and construction materials shall be covered, enclosed on all sides, shall be located as far away as possible from drain inlets and any waterway, and shall not be stored in contact with the soil;
 - (f) All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
 - (g) The discharge of any hazardous materials into coastal waters or any receiving waters shall be prohibited.
 - (h) All temporary construction access measures (e.g. access ramps) shall be removed in their entirety upon completion of the emergency work and the area restored to the pre-construction condition.
7. Authorization of this emergency permit shall not preclude implementation, through the regular coastal development permit process, of other hazard avoidance and/or protective response options.
 8. The steel sheet pile shall be installed within the existing channel levee and shall be no more than approximately 3,800 linear feet long.
 9. The applicant shall monitor for direct and indirect impacts to wetlands inside and outside the channel, including but not limited to changes to wetland hydrology and vegetation that are influenced by the proposed project. The wetlands to be monitored outside the channel are those identified as the 'CP' wetland on the attached 'Exhibit L'. **PRIOR TO COMMENCEMENT OF DEVELOPMENT**, the

County shall submit a wetland monitoring plan, prepared by an appropriately qualified professional, for the review and approval of the Executive Director that shall, at minimum, comply with the following:

- a. Monitoring for hydrological impacts should begin prior to construction and should, if feasible, include a full tidal cycle (i.e. a spring/neap/spring cycle - or about 2 weeks);
 - b. Hydrological monitoring wells should be used in order to detect changes to hydrological input to the CP wetlands adjacent to the channel. Monitoring wells should be at least 6 ft deep, and deeper where necessary to adequately detect wetland hydrological changes. At a minimum, the applicant shall install, within the applicant's right-of-way, at least one monitoring well on the interior side of the sheetpile, and one monitoring well on the exterior side of the sheetpile as close to the base of the levee as is feasible. In addition, within the "CP" wetland, wells in at least 2 locations along the channel and at least 2 distances away from the channel should be monitored. If feasible, these wells should be existing wells for which there are historical data. Continuous monitoring of the wells (i.e. with data loggers) is preferred, however, manual monitoring on at least a twice-daily basis would also be acceptable; such monitoring shall begin immediately following the completion of the sheet pile installation and shall continue for at least six months, including at least 2 months during the period between 1 December and 31 March. Reports of groundwater levels in monitoring wells shall be submitted to Commission staff at monthly intervals for review and acceptance by the Executive Director.
 - c. If a significant reduction in the groundwater contributions to the CP wetland are deemed by the Executive Director to have occurred, then vegetation monitoring shall commence to document species diversity and abundance within zones at various distances from the flood control channel that include monitoring wells. Such monitoring plans shall be submitted for review and approval of the Executive Director;
 - d. Post-construction vegetation monitoring shall take place in April or May following installation of the sheet piles and then annually for 3 years;
 - e. A report documenting the monitoring along with an analysis of whether wetland impacts have occurred as a result of sheetpile installation and recommended mitigation, shall be submitted for the Executive Director's review and approval monthly following the installation of the sheetpiles for six months, and annually thereafter for 3 years. If any impacts to wetland habitat occurs, that can be attributed to the sheetpile installation, the applicant shall mitigate at a minimum 4:1 (mitigation to impact) ratio. A mitigation plan shall be submitted in conjunction with the follow-up regular coastal development permit application.
10. This emergency permit does not authorize any riparian impacts. If any inadvertent impacts to riparian habitat occurs, the applicant shall mitigate at a minimum 3:1 (mitigation to impact) ratio.
 11. Construction activities shall, to the maximum extent feasible, avoid any work during times that sensitive species are known to utilize, or could be disturbed by work within, the subject area. A biological survey shall be completed prior to initiation of construction activities and shall provide recommendations for a biological monitor to be present during construction, if necessary.
 12. Pre-project site biological conditions shall be documented through photographs of the site, mapping and other appropriate documentation prior to commencement of

work and submitted with any required follow-up coastal development permit application.

13. Public access along the top of the levee shall be considered as part of the follow-up application required in Special Condition No. 15. The proposed sheet piles shall be installed in a manner that preserves the opportunity for the incorporation of future public access/bike trail along the top of the levee in the follow-up application.
14. **PRIOR TO THE COMMENCEMENT OF THE PROPOSED DEVELOPMENT**, the County shall provide for the review and approval of the Executive Director final engineering calculations for the proposed sheet piles.
15. **Follow-Up**

Within 180 days of the date of this permit, the permittee shall submit a complete application for a regular Coastal Development Permit, or revise, complete and where feasible consolidate pending Coastal Development Permit Applications 5-07-025 and 5-07-353, to address levee/channel improvements. Such application shall include an analysis, prepared by an appropriately qualified professional (e.g. engineer with expertise in channel environments), of alternative methods of addressing the condition of the channel, including but not limited to, the following alternatives: no-project and sheet piles with and without earthen levee buttress. The alternatives analysis shall identify which alternative is the least environmentally damaging feasible alternative and identify the applicant's preferred alternative along with the reasons for selecting the preferred alternative.

The follow-up application submittal shall also, at minimum, address the following issues: preparation of the levee to make formal public pedestrian and/or bicycle access possible; mitigation of any adverse impacts upon biological resources at the subject site; upstream and downstream erosion effects.

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

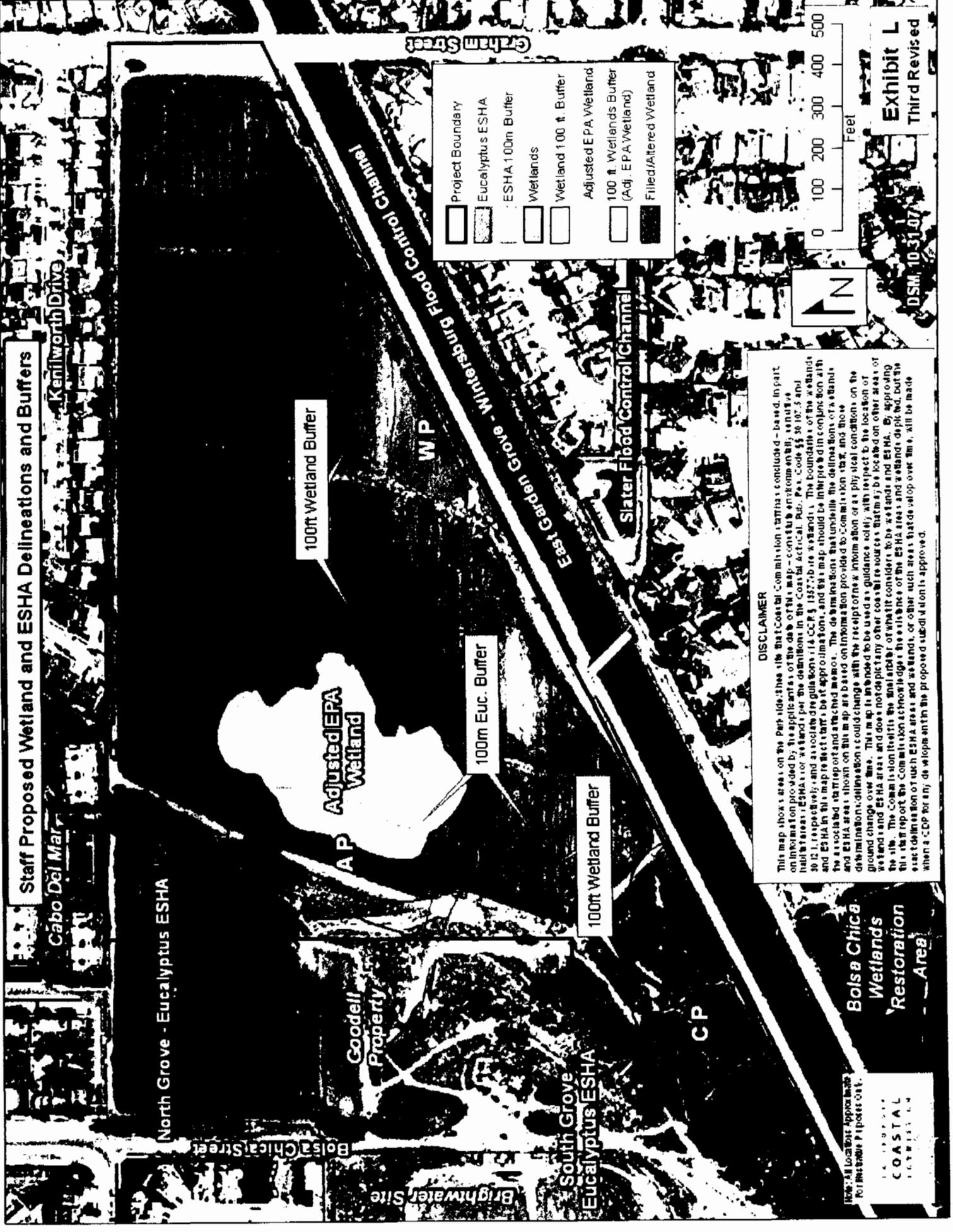
If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Attachments: Exhibit L - Depicting Location of "CP" Wetland

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: City of Huntington Beach

Staff Proposed Wetland and ESHA Delineations and Buffers



[Symbol]	Project Boundary
[Symbol]	Eucalyptus ESHA
[Symbol]	ESHA 100m Buffer
[Symbol]	Wetlands
[Symbol]	Wetland 100 ft. Buffer
[Symbol]	Adjusted EPA Wetland
[Symbol]	100 ft. Wetlands Buffer (Adj. EPA Wetland)
[Symbol]	Filled/Altered Wetland

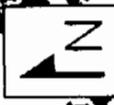


Exhibit L
Third Revised

DSM 10-31-07

DISCLAIMER

This map shows areas on the Park side of the site that Coastal Commission staff has concluded - based in part on information provided by the applicant(s) of the date of this map - constitute areas environmentally sensitive wetlands, ESHA or wetlands for the purposes of the Coastal Act (Pub. Res. Code §§ 30107.5 and 30107.6), respectively, and associated regulations (16 CCR § 130770.00 wetlands). The boundaries of the wetlands and ESHA in this map should be approximate, and the map should be interpreted in conjunction with the associated staff report and attached memoranda. The delineations that underlie the delineations of wetlands and ESHA areas shown on this map are based on information provided to Coastal Commission staff, and those delineations delineation could change with the receipt of new information or at physical conditions on the ground change over time. This map is intended to be used as guidance only, with respect to the location of wetlands and ESHA areas, and does not preempt any other coastal resources that may be located on other areas of the site. The Commission finds the delineations of wetlands and ESHA areas shown on this map to be an approximation of the ESHA areas and wetlands, but the exact delineation of such ESHA areas and wetlands, or other such areas that develop over time, will be made when a CDP for any development in the proposed study area is approved.

Bolsa Chica Wetlands Restoration Area

COASTAL COMMISSION

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

5-03-355-A2



NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 30 November 2007
SUBJECT: Coastal Development Permit No. 5-03-355 granted to Boeing Realty Corporation on August 12, 2004 for:

Subdivision of a single, approximately 107 acre lot into 23 lots, including 20 numbered lots and 3 lettered lots; demolition of twelve existing buildings; grading including 30,000 cubic yards of cut and 150,000 cubic yards of fill; construction of public and private infrastructure associated with development including sewer, water, storm drain, water quality, street improvements, landscaping, and traffic signals; a wetland enhancement plan increasing the existing 0.06 acre of on-site wetlands to approximately 1.34 acre of wetland habitat; a water quality treatment system; and, construction of 12 new light industrial buildings, totaling 913,000 square feet of floor area on twelve of the proposed lots.

AT: 2600 Westminster, Seal Beach, Orange County

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

DESCRIPTION OF AMENDMENT REQUEST NO. 5-03-355-A2:

The amendment proposes the restoration of the "Central Ditch" wetlands located on the subject site. The proposed restoration is to be accomplished by selective plant salvage and re-contouring of the central ditch to restore positive drainage, prevent ponding that results in vector control issues, and to ensure long-term viability of the wetland habitat. The proposed re-contouring will result in removal of a total of 38 cubic yards of export material (to be disposed of outside the coastal zone). The "Central Ditch" is proposed to be lowered a maximum of 1.5 feet at its center, and the banks are proposed to be contoured to 4:1 slopes. All work will be confined to a 10' wide swath. Salvaged plants will be stored on-site and will be replaced in approximately the same locations from which they were removed immediately upon completion of re-contouring. Temporary supplemental irrigation is proposed to establish plants. Supplemental irrigation will be implemented for the period necessary to obtain maximum cover, which is expected to be one season. Maintenance activities proposed include removal of exotic vegetation, plant replacement as necessary to ensure compliance with performance standards, trash removal, irrigation, and maintenance of the irrigation system. The proposed project also includes specific performance criteria, monitoring methods, and annual reports to the Coastal Commission assessing progress toward final success criteria.

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 development originally approved by the Commission included, among other things (as listed above, and as described in greater detail in the permit file), a wetland retention and enhancement component, as well as a site drainage plan for the development area. The subject "Central Ditch" was one of three drainage ditches (earthen channels) constructed on the site in 1966 to drain the Boeing facility. The central ditch contained approximately 0.05 acre of wetland habitat. All existing on-site wetland habitat was retained on site and unaltered as part of the originally proposed project. In addition to the 0.06 total acreage (0.01 acre of wetland existed in the South Ditch) of existing wetland habitat, the original project also included creation of additional wetland habitat in the south and central ditch areas. The wetland enhancement proposed under the original project included approximately 0.18 acre of alkali meadow/marsh habitat created on eight-foot wide terraces located along each side of the central ditch. Also approved under the original permit was a site drainage plan. The approved drainage plan directed portions of site drainage through a water quality treatment (CDS type) feature, into the central ditch area. The approved drainage system did not specify a particular elevation for the drainage pipes. After the system was in place, it became apparent that the elevation of the outlet feature was too low to permit positive drainage through the wetland as required by the approved Habitat Creation Plan. This came to the applicant's attention when Orange County Vector Control identified vector control problems at the site. In order to correct the situation and restore the wetlands to the system as approved under the original permit, the applicant has proposed the "Remediation Plan for the Central Ditch," (described above), prepared by Glen Lukos Associates, and dated May 2007. The Commission's staff ecologist has reviewed the proposed remediation plan and found it to be acceptable.

Section 30233 of the Coastal Act limits fill or dredge of wetlands to only seven enumerated uses, and requires that any fill or dredge projects must be the least environmentally damaging, and must provide adequate mitigation. The proposed project is a restoration project and so constitutes one of the uses allowed under Section 30233. In addition, the goal of the project is re-establish positive flow so that the site is consistent with the Habitat Creation Plan approved by the Commission as part of the original project. The project will restore the wetlands to their previously approved function. Thus, the proposed project is the least environmentally damaging alternative. Finally, in this case, as a restoration project, and, due to the fact that the original project preserved all wetlands on-site as well as created an enhanced wetland area of an additional 1.28 acres, the proposed project itself constitutes adequate mitigation. In addition, Special Condition No. 1 of the original coastal development permit requires that the Habitat Creation Plan be carried out as approved. Special Condition No. 1 remains in effect. The proposed amendment will allow the Habitat Creation Plan to be implemented, as well as providing a basis to ensure that it will be implemented.

Therefore, the change proposed by the amendment is minor and will ensure continuation of the previously approved Habitat Creation Plan and will not adversely affect public access, public recreation, or otherwise adversely affect coastal resources. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act. Therefore, staff is recommending that the Commission grant the amendment request.

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

CALIFORNIA COASTAL COMMISSION

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

5-06-421-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 3 December 2007

SUBJECT: Coastal Development Permit No. **5-06-421** granted to Erik Anderson on January 10, 2007 for:

Removal of an existing 8 foot by 60 foot dock float and 5 foot by 24 foot gangway, and construction of a new 35 foot by 4 foot gangway, 4 foot by 4 foot lobe connecting the gangway to the existing pier, new 4 foot by 10 foot landing at the base of the new gangway, and construction of a new "U"-shaped float with two 8 foot by 68 foot fingers and an 8 foot by 37 foot backwalk. The existing pier is proposed to remain in place. Four 12-inch diameter piles are proposed to be removed. Four new 18-inch diameter concrete piles are proposed to anchor the proposed float.

AT: 2210 Channel Place, Newport Beach, Orange County

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

DESCRIPTION OF AMENDMENT REQUEST NO. 5-06-421-A1:

The amendment proposes revisions to the approved boat dock configuration and replacement of the existing pier that previously was to remain. The currently proposed boat dock configuration will be a "U" shaped float with one 6' by 60' finger, one 5' by 60' finger and a 6' by 30' mainwalk. Also proposed are a new 24' by 3' gangway, 4' by 4' lobe connecting the new pier and gangway, and a 6' by 8' landing at the base of the new gangway connecting it to the float. Also proposed under this amendment is the removal of the existing 24' by 7' pier with solid decking and single 12", "T" pile pier support and replacement with a new 20' by 7' pier with grated decking and two new 14" diameter, concrete "T" piles. Four 12" diameter piles are proposed to be removed with the existing float. The new "U" shaped float will be anchored by four new 18" diameter concrete piles.

Removal of the existing 8' by 60' float and 5' by 24' gangway was previously approved and is still proposed.

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 changes to the previously approved boat dock configuration and gangway, and the newly proposed replacement of the pier proposed under this amendment request are in response to the applicant's consultations with the US Army Corps of Engineers and the NOAA National Marine Fisheries Service during the processing of the Corps permit for the subject project. The objective of the proposed changes is to minimize the aerial water coverage and allow sufficient light passage to promote eelgrass growth in the project vicinity. The previously approved permit recognized that eelgrass existed within the project vicinity, stating "The site has been surveyed for eelgrass and patches of eelgrass were discovered within the project area. No eelgrass was found within the proposed project's footprint. The eelgrass patches are located near the bulkhead and approximately 10 feet channelward of the proposed float." An eelgrass survey was conducted on July 18, 2006 as part of the original coastal development permit application. The approved coastal development permit includes a special condition that requires pre- and post- construction eelgrass surveys during the active growing months (typically March through April). This special condition will still be required as part of the amended project. In addition, the proposed changes will result in a project that is more protective of eelgrass resources

Therefore, the change proposed by the amendment is minor and will help to ensure greater protection of eelgrass resources at the subject site and will not adversely affect public access, public recreation, or otherwise adversely affect coastal resources. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act. Therefore, staff is recommending that the Commission grant the amendment request.

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

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

30 November 2007

5 90 789-E15

Notice is hereby given that Sunset Broadwalk, LLC has applied for a one year extension of Permit No. 5-90-789 granted by the California Coastal Commission on 10 November 1993

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

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

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



(5-05-153-E1)

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

30 November 2007

Notice is hereby given that **Sunset Coastal, a California Limited Partnership**, have applied for a one-year extension of **5-05-153** granted by the California Coastal Commission on February 8, 2006 for:

for: **Stabilize landslide by installing terraced retaining walls supported by caissons, grade building pad and export approximately 60,000 or more cubic yards of soil. Construction of a 45 foot-high, 82,000 square-foot, three-story residential building encompassing 29 condominium units above a three-level parking garage, pool and sp, landscaping, widen Castellammare Drive, install new curbs, gutters, sidewalks and streetlights.**

At: 17325 Castellammare Drive, Pacific Palisades (Los Angeles County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By:

Gabriel Buhr
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



(5-05-236-E1)

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 4, 2007

Notice is hereby given that **Palisades Landmark LLC**, have applied for a one-year extension of **5-05-236** granted by the California Coastal Commission on February 8, 2006 for:

for: **Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and Re9-1 zoned site; designated Low Medium II Residential and Low Residential in the Community plan.**

At: **17331-17333 Tramonto Drive, Pacific Palisades (Los Angeles County)**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: _____

Gabriel Buhr
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



November 27, 2007

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION**To:** Commissioners and Interested Parties**From:** Sherilyn Sarb, Deputy Director
Karl Schwing, Orange County Area Supervisor
Meg Vaughn, Staff Analyst**Re: Extension of Coastal Development Permit 5-98-307-E8 (29 Bay Drive, Laguna Beach, Orange County).**

On September 18, 2007, the applicant (Charles & Valerie Griswold) submitted a request to extend Coastal Development Permit 5-98-307 for an additional one-year period. Coastal Development Permit 5-98-307, originally approved by the Commission on October 13, 1998, permits the applicant to construct 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, and 12,250 cubic yards of grading at 29 Bay Drive, Three Arch Bay, Laguna Beach, Orange County.

On September 28, 2007 the Commission's South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its October 10-12, 2007 Commission meeting in San Pedro.

During the ten working-day period (September 28, 2007 – October 15, 2007) in which any person may object to the Executive Director's determination, the South Coast District Office received one letter objecting to the permit extension request (Exhibit A).

The Executive Director has concluded that the objection letter does not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. The objections raised in the letter are: 1) construction of caissons on the site without a valid permit has occurred; and 2) project plans have changed and no longer reflect the project approved by the Commission. However, these objections do not constitute a changed circumstance that affects the development's consistency with the Chapter 3 policies of the Coastal Act. Caissons were approved as part of the bluff stabilization project approved by the Commission under coastal development permit 5-97-371 which covered four lots, including the subject site. Moreover, even if the caissons in question were not part of the approved bluff stabilization project, and were unpermitted development, that may trigger the need for an enforcement investigation, but would not constitute a changed circumstance that makes the approved project inconsistent with the Coastal Act. With regard to the second objection, if the project plans have changed, an amendment to the coastal development permit may be appropriate. However, changed plans have no bearing on the project approved by the Commission for which the extension has been requested. The applicant has submitted a set of plans which are under review by

Commission staff. Once reviewed, the staff will determine whether any changes contemplated by the applicant are in substantial compliance with the project originally approved, or represent a material change to the originally approved project. If changes contemplated by the applicant represent a material change, an amendment to the approved coastal development permit would be necessary to proceed with the changed plans. However, if the plans are in substantial compliance, no amendment would be necessary. In either case, contemplation of changes to the approved project is not a basis to deny the extension that would simply allow the approved project to go forward. Therefore, staff has determined that the objections do not demonstrate that there are changed circumstances that affect the previously approved development's consistency with the Chapter 3 policies of the Coastal Act.

As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

In this case, approval of the extension request will extend the expiration date of Coastal Development Permit 5-98-307 to October 13, 2008, one year from the previous date of expiration.

October 9, 2007

Mr. Peter M. Douglas
California Coastal Commission
South Coast District
PO Box 1450
200 Oceangate, 10th Floor
Long Beach, CA 90802-4302

RECEIVED
CALIFORNIA
COASTAL COMMISSION

Dear Mr. Douglas:

I am in receipt of your letter regarding the extension request #5-98-307-E8 at 29 Bay Drive, Laguna Beach and your interest to know of any changed conditions to the Coastal approval.

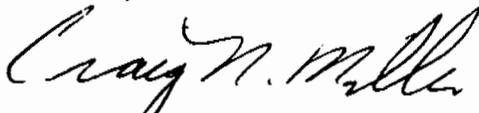
You may recall that in 2003 the property owners at 29 Bay Drive had commenced construction on their property without the required Coastal Development Permit. There were four caissons drilled deep into the huge retaining wall that supports the bluff along Bay Drive (see enclosed photos; rebar is sticking up from the caissons). After the City discovered the lack of a CDP, the site was red tagged. Those four caisson holes have remained open to the elements and exposed to water intrusion for over four years. My house is directly across the street from those four holes in the retaining wall. I have previously written to Coastal with my concerns about the stability from the un-permitted drilling.

As you are well aware there have been many problems, up to and including possible criminal wrongdoing, with the 29 Bay project within the Building Department in Laguna Beach. Just so that you know, the City Council in fact found fraud and/or misrepresentations with the project. Now after reworking the building plans, the applicant proposes many changes that were not required by the City Council directives of December 5, 2006 as the City attempted to mitigate the fraud and/or misrepresentations.

Of particular interest is that the applicant has a brand new grading proposal of several hundred cubic yards of dirt from around the sides of houses (two existing homes on either side of the subject property). The City of Laguna Beach has just approved the new plans for the proposed house, including the grading. The Coastal Commission approved none of this.

In light of the above, these are in fact changed conditions and I object to the extension.

Sincerely,



Craig N. Miller

enclosures

COASTAL COMMISSION
5-98-307 E8
EXHIBIT # A
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