

CALIFORNIA COASTAL COMMISSION

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

**W-12****SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 14, 2007

TO: Commissioners and Interested Parties
FROM: John Ainsworth & Sherilyn Sarb, 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 February 14, 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.

DE MINIMIS WAIVERS

1. 5-06-465-W South Bay Cities Sanitation District Of Los Angeles County, Attn: Mary Jacobs (Redondo Beach, Los Angeles County)
2. 5-06-467-W Duncan Mc Intosh Co. Inc, Attn: Duncan Mc Intosh, Jr (Newport Beach, Orange County)
3. 5-06-468-W Farokh Afshar (Venice, Los Angeles County)
4. 5-06-470-W Armando Sivilla (Venice, Los Angeles County)
5. 5-06-475-W Thomas & Annette O'Hearn (Newport Beach, Orange County)
6. 5-06-482-W Mr. & Mrs. Donald Koll (Newport Beach, Orange County)
7. 5-06-483-W Paul And Denise Wolf (Hermosa Beach, Los Angeles County)
8. 5-06-486-W Jim Isaacs (Newport Beach, Orange County)
9. 5-06-487-W Scott & Mary Dinsdale (Hermosa Beach, Los Angeles County)
10. 5-06-490-W James Curtis (Newport Beach, Orange County)
11. 5-07-001-W City Of Huntington Beach, Attn: Joe Dale or Doug Erdman (Huntington Beach, Orange County)
12. 5-07-003-W Russell Alan Cletta (Venice, Los Angeles County)
13. 5-07-006-W Louis Perez (Venice, Los Angeles County)
14. 5-07-009-W Obradovich Corporation, Attn: Jim Obradovich (Hermosa Beach, Los Angeles County)
15. 5-07-026-W Thomas C. Chesney (Venice, Los Angeles County)

EMERGENCY PERMITS

1. 5-07-039-G County Of Orange, Harbors Beaches And Parks, Attn: Nardy Drew, Chief, Regulatory Permit Services (Dana Point, Orange County)

TOTAL OF 16 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-465-W South Bay Cities Sanitation District Of Los Angeles County, Attn: Mary Jacobs	Construct a 5.25' X 14.75' above-grade concrete pad and install an above-ground, skid-mounted emergency generator in an enclosure measuring 12.8' long by 4.3' wide by 7.8' tall. Approximately 3 cubic yards of soil would be removed and one ficus tree would be removed.	200 Block Of Herondo St., Redondo Beach (Los Angeles County)
5-06-467-W Duncan Mc Intosh Co. Inc, Attn: Duncan Mc Intosh, Jr	The proposed development are two boat shows: 1) April 18-22, 2007 (Annual Newport Boat Show; and 2) September 6-9, 2007 (Annual Lido Yacht Expo). There will be 177 temporary boat dock modules (8' x 20') and the docks will be anchored to the harbor bottom using 49 anchor piles (29-10"/12-12"/8-14" in diameter). No eelgrass is known to be present in the project area and no eelgrass is proposed to be impacted. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. The docks will be floated in and then installed. The boats for the show will arrive by water on their own power and then completely shut down for the duration of the boat show. For the 1st boat show, set up will take approximately 16 days and removal will take approximately 4 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 5 days. At maximum, the proposed event including set-up, implementation and take-down, will take 25 days. For the 2nd boat show, set up will take approximately 17 days and removal will take approximately 4 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 3 days. At maximum, the proposed event including set-up, implementation and take-down, will take 24 days. The event tickets will cost \$12 for adults and children 12 and under are free.	3400 Via Oporto, Newport Beach (Orange County)
5-06-468-W Farokh Afshar	Demolition of a one-story, 844 square-foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, thirty-foot high, 2,033 square-foot single-family residence with an attached two-car garage.	2344 S. Boone Avenue, Venice (Los Angeles County)
5-06-470-W Armando Sivilla	Demolition of two detached two-story residential structures (two units) on a 3,000 square foot lot, and construction of a three-level, thirty-foot high, 2,508 square foot duplex with a four-car garage on the ground floor.	304-306 So. Venice Blvd., Venice (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-06-475-W Thomas & Annette O'Hearn</p>	<p>Lot line adjustment to combine a lot with a vacated portion an adjacent lot into one single 11,000 square foot parcel for single-family development. No demolition or construction is proposed.</p>	<p>712 Malabar Drive, Newport Beach (Orange County)</p>
<p>5-06-482-W Mr. & Mrs. Donald Koll</p>	<p>Demolition of an existing two-story single-family residence and construction of a new three-story, 2,407 square foot single-family residence including a 481 square foot two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 10 cubic yards of cut and 70 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>1008 S Bayfront, Newport Beach (Orange County)</p>
<p>5-06-483-W Paul And Denise Wolf</p>	<p>Demolition of an existing single-family residence and detached garage and construction of a 4,902 square-foot, 30-foot high, two-story plus mezzanine over basement level, single-family residence with an attached 465 square-foot two-car garage and one guest parking space adjacent to the garage. Roof water run-off will be conducted through gutters and downspouts into area drains and a perforated drain line to allow for natural percolation.</p>	<p>31 20th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-06-486-W Jim Isaacs</p>	<p>Conversion of an existing duplex on one lot into two (2) condominium units. The existing duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No new construction or remodeling is proposed.</p>	<p>511 35th Street, Newport Beach (Orange County)</p>
<p>5-06-487-W Scott & Mary Dinsdale</p>	<p>Demolition of existing single family residence and construction of a new 3,498 square foot, 30 foot high, two story, single family residence, with a roof deck over a basement level, with private enclosed parking for two vehicles and one guest parking space. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation.</p>	<p>424 28th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-06-490-W James Curtis</p>	<p>Demolition of an existing 850 square foot single-family residence with attached garage and construction of a new three-story, 2,606 square foot single-family residence including a 423 square foot two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of less than 10 cubic yards of cut for soil re-compaction and site preparation. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>205 6th Street, Newport Beach (Orange County)</p>
<p>5-07-001-W City Of Huntington Beach, Attn: Joe Dale or Doug Erdman</p>	<p>Installation of manholes and approximately 900 linear feet of 15 to 24-inch diameter gravity sewer main approximately 10 to 20 feet below the ground surface using a micro-tunneling process. The proposal includes a micro-tunneling frac-out and surface spill plan. In addition, while no impacts to wetlands or sensitive habitats are proposed, the applicant has incorporated contingency mitigation in the event of unintentional impacts to these resources.</p>	<p>600 To 1200 East Of Pacific Coast Highway & Warner Avenue, Huntington Beach (Orange County)</p>
<p>5-07-003-W Russell Alan Cletta</p>	<p>Convert an existing two-story, 27-foot high, 2,228 square foot, four-unit apartment building with an attached two-car garage into a single-family residence (including interior and exterior remodel) with an attached two-car garage.</p>	<p>541 Rialto Avenue, Venice (Los Angeles County)</p>

<p>5-07-006-W Louis Perez</p>	<p>Convert an existing two-story, 21-foot high, 3,456 square foot, five-unit apartment building on a 4,000 square foot lot into a four-unit apartment building (by combing the two ground floor units into one unit). The project includes interior alterations to the ground floor (convert a kitchen into a closet and install a new door), but there will be no change to the existing building height, and no additional floor area is being added.</p>	<p>2106 Pisani Place, Venice (Los Angeles County)</p>
<p>5-07-009-W Obradovich Corporation, Attn: Jim Obradovich</p>	<p>Construction of two detached 30-foot high, two-story over basement, with roof deck, residential condominium units. Unit A has 2,120 square-feet of living space and an attached 519 square-foot two-car garage. Unit B has 2,497 square-feet of living space and an attached 559 square-foot two-car garage. Both units share one additional open guest parking space adjacent to the Unit B garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped yard area located along the southerly side yard and rear yard. In addition, a drainage system will be installed to capture roof water and surface run-off incorporating porous drain lines, strategically located catch basins with porous base, and a sump pump to conduct the over-flow to the public storm drain.</p>	<p>1634 Loma Drive, Hermosa Beach (Los Angeles County)</p>
<p>5-07-026-W Thomas C. Chesney</p>	<p>Demolition of a one-story, 700 square-foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, 25-foot high (with a 33-foot high roof access structure), 2,960 square-foot single-family residence with an attached two-car garage. Remove approx. 120 cubic yards of fill matter.</p>	<p>2420 Wilson 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-07-039-G County Of Orange, Harbors Beaches And Parks, Attn: Nardy Drew, Chief, Regulatory Permit Services</p>	<p>Slurry seal voids between sidewalk and footing and placement of a rock revetment -to protect an existing public parking lot and sidewalk- consisting of approximately 30 cubic yards of 24-inch rock placed at the seaward limit of the parking lot/sidewalk. The proposed footprint of the rock will be 45 feet long by 10 feet wide (450 square feet or 0.01 acres).</p>	<p>Capistrano Beach County Park, Dana Point (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



January 25, 2007

South Bay Cities Sanitation District of Los Angeles County
Attn: Mary Jacobs
1955 Workman Mill Road
Whittier, CA 90607

**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#: 5-06-465

APPLICANT: South Bay Cities Sanitation
District of Los Angeles County

LOCATION: 200 Block of Herondo St., Redondo Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Construct a 5.25' X 14.75' above-grade concrete pad and install an above-ground, skid-mounted emergency generator in an enclosure measuring 12.8' long by 4.3' wide by 7.8' tall. Approximately 3 cubic yards of soil would be removed and one ficus tree would be removed.

RATIONALE: The subject site is located approximately 600 feet from the beach. A below-grade sewage pump station currently exists on the property. Construction of the new emergency generator would minimize the possibility of sewage spillage. 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 February 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

for 
PAM EMERSON
Los Angeles County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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January 30, 2007

Duncan Mc Intosh Jr.
17782 Cowan, Suite A
Irvine, CA 92614

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#: 5-06-467 **APPLICANT:** Duncan Mc Intosh Co. Inc.

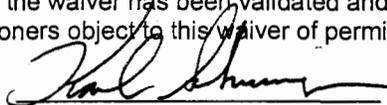
LOCATION: 3400 Via Oporto, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: The proposed development are two boat shows: 1) April 18-22, 2007 (Annual Newport Boat Show; and 2) September 6-9, 2007 (Annual Lido Yacht Expo). There will be 177 temporary boat dock modules (8' x 20') and the docks will be anchored to the harbor bottom using 49 anchor piles (29-10"/12-12"/8-14" in diameter). No eelgrass is known to be present in the project area and no eelgrass is proposed to be impacted. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. The docks will be floated in and then installed. The boats for the show will arrive by water on their own power and then completely shut down for the duration of the boat show. For the 1st boat show, set up will take approximately 16 days and removal will take approximately 4 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 5 days. At maximum, the proposed event including set-up, implementation and take-down, will take 25 days. For the 2nd boat show, set up will take approximately 17 days and removal will take approximately 4 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 3 days. At maximum, the proposed event including set-up, implementation and take-down, will take 24 days. The event tickets will cost \$12 for adults and children 12 and under are free.

RATIONALE: The subject site is the Lido Village Marina and is located between the first public road and the sea. The Lido Marina Village area of Newport Beach is designated for Recreation and Marine Commercial and/or Retail and Service Commercial uses in the City of Newport Beach Land Use Plan (LUP) and the proposed project adheres to this designation. The surrounding area is currently developed with similar private commercial boat docks, retail establishments, restaurants and a waterfront walkway, all of which will remain accessible during the boat shows. The proposed boat shows as well as the existing facilities provide public access recreation and visitor commercial opportunities. Free public parking will be available on site for the event as well as off-site for which shuttle service to transfer visitors to and from the boat show site will be provided. The applicant is proposing water quality management BMP's including debris control. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, water quality 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 February 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


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



January 26, 2007

Corinne T. Baginski
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: 5-06-468**APPLICANT:** Farokh Afshar**LOCATION:** 2344 Boone Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 844 square-foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, thirty-foot high, 2,033 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 #DIR2006-9693-VSO-MEL, 11/20/06) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for structures with varied rooflines in the Southeast Venice area, and the single-family residence conforms to the Commission's density limit for the site. Adequate on-site parking is provided for the proposed single-family residence (two-car garage and a 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 (1,484 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 **February 14, 2007 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



January 26, 2007

Armando & Carmen Sivilla
9124 Stoakes Avenue
Downey, CA 90240

**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: 5-06-470

APPLICANTS: Armando & Carmen Sivilla

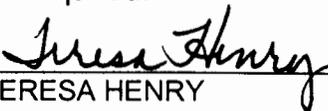
LOCATION: 304-306 South Venice Boulevard, Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Demolition of two detached two-story residential structures (two units) on a 3,000 square foot lot, and construction of a three-level, thirty-foot high, 2,508 square foot duplex with a four-car garage on the ground floor.

RATIONALE: The project site, which is located within three hundred feet of the Venice Canals (Carroll Canal), is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The proposed development has been approved by the City of Los Angeles Planning Department (Case #DIR2006-8121-SPP-MEL, 12/4/06) and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed two-unit residential project conforms to the Commission's density limit for the site and the 30-to-35-foot height limit for projects in the North Venice area. Adequate on-site parking is provided for the two proposed residential units (four-car garage plus two spaces on the driveway, all accessed from the rear alley: Virginia 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 (858 square feet of permeable landscaped area will be maintained on the 3,000 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **February 14, 2007 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



January 29, 2007

Thomas and Annette O'Hearn
712 Malabar Drive
Corona Del Mar, CA 92625

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

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

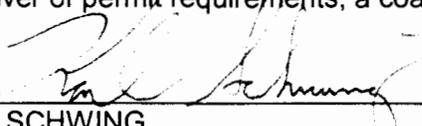
WAIVER#: 5-06-475**APPLICANT:** Thomas and Annette O'Hearn**LOCATION:** 712 Malabar Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Lot line adjustment to combine a lot with a vacated portion an adjacent lot into one single 11,000 square foot parcel for single-family development. No demolition or construction is proposed.

RATIONALE: The proposed development consists of a lot line adjustment on a lot designated Single Family Residential. No construction is proposed. The subject site is an interior lot and is not located between the sea and first public road. The proposed lot line adjustment will combine a lot zoned for single-family development with a portion of a lot adjacent to a City park that was vacated by the City. The vacated portion of the lot is currently zoned single-family residential was a part of the property when purchased by the applicant. Authorization for construction of any new single-family residence on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5 for single-family and two-family dwellings. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 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

H:\Waivers\5-06-451(O'Hearn) lot line adj.doc

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January 30, 2007

David Pierce Hohmann – Architect
250 Baker Street East, Suite 200
Costa Mesa, CA 92626

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

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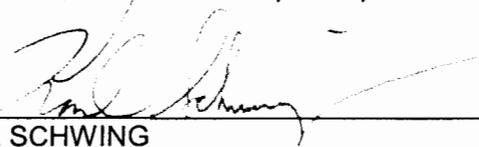
WAIVER#: 5-06-482**APPLICANT:** Kathy and Donald Koll**LOCATION:** 1008 South Bayfront Ave, Newport Beach, Balboa Island (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new three-story, 2,407 square foot single-family residence including a 481 square foot two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 10 cubic yards of cut and 70 cubic yards of fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is a 2,550 square foot bay front lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Lateral public access is available along an existing public walkway, which occurs seaward of the proposed development and fronts the harbor bulkhead. 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. Adequate measures to address water quality have been incorporated into the project design including provision of a French drain along the front yard and a bottomless trench drain along the driveway adjacent to the alley. 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 February 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

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January 25, 2007

Strour and Assoc., Attn: Elizabeth Strour
1001 6th Street, Suite 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-06-483

APPLICANTS: Paul & Denise Wolf

LOCATION: 31 20th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and detached garage and construction of a 4,902 square-foot, 30-foot high, two-story plus mezzanine over basement level, single-family residence with an attached 465 square-foot two-car garage and one guest parking space adjacent to the garage. Roof water run-off will be conducted through gutters and downspouts into area drains and a perforated drain line to allow for natural percolation.

RATIONALE: The subject site is located approximately 200 feet from the beach on a 2,860 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed IP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 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


for Pam Emerson
Los Angeles County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



February 5, 2007

Bror Monberg
3432 Via Oporto, Suite 209C
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#: 5-06-486

APPLICANT: Jim Isaacs

LOCATION: 511 35th Street, Newport Beach (Orange County)

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

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

This waiver will not become effective until reported to the Commission at their February 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


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 16, 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#: 5-06-487

APPLICANT: Scott and Mary Dinsdale

LOCATION: 424 28th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,498 square foot, 30 foot high, two story, single family residence, with a roof deck over a basement level, with private enclosed parking for two vehicles and one guest parking space. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation.

RATIONALE: The subject site is located approximately $\frac{3}{4}$ mile from the beach on a 2,405 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 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 IP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 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
cc: Commissioners/File

by: *Jerisa Henry*
for Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 30, 2007

James H. Curtis
27282 Las Nieves
Mission Viejo, CA 92691

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#: 5-06-490 **APPLICANT:** James Curtis

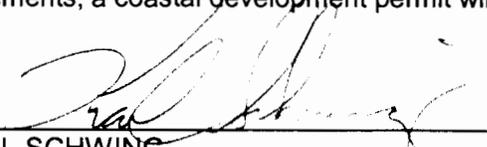
LOCATION: 205 6th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 850 square foot single-family residence with attached garage and construction of a new three-story, 2,606 square foot single-family residence including a 423 square foot two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of less than 10 cubic yards of cut for soil re-compaction and site preparation. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is a 2,100 square foot inland lot designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). Public beach access is available approximately 300 feet west at 6th St and Oceanfront. 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. Adequate measures to address water quality have been incorporated into the project design including French drains along the front yard and a bottomless trench drain along the driveway adjacent to the alley. 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 February 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



January 31, 2007

City of Huntington Beach
Attn: Joe Dale or Doug Erdman
2000 Main Street
Huntington Beach, CA 92648

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#: 5-07-001

APPLICANT: City of Huntington Beach

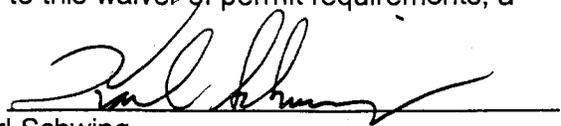
LOCATION: Warner Avenue (west of Los Patos), Huntington Beach, Orange County

PROPOSED DEVELOPMENT: Installation of manholes and approximately 900 linear feet of 15 to 24-inch diameter gravity sewer main approximately 10 to 20 feet below the ground surface using a micro-tunneling process. The proposal includes a micro-tunneling frac-out and surface spill plan. In addition, while no impacts to wetlands or sensitive habitats are proposed, the applicant has incorporated contingency mitigation in the event of unintentional impacts to these resources.

RATIONALE: The proposed development is a portion of a larger project known as the Warner Sewer Lift Station that includes additional sewer lines and a lift station that is within the City's certified jurisdiction and was approved by the City under Coastal Development Permit No. 03-15. Most of the proposed development is located below ground surface. Ground surface disturbance will be limited through use of a micro-tunneling process. All proposed ground surface disturbance (i.e. for manholes, staging, etc.) are located within existing paved or disturbed areas. Issues related to frac-out have been addressed for the approximately 60 foot segment of the sewer line that will be bored beneath the water channel linking upper Bolsa Bay with Huntington Harbor. Ingress/egress to the Bolsa Chica Conservancy interpretive center and parking lot will be retained throughout construction. 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 February 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
cc: Commissioners/File

by: 
Karl Schwing
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

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



January 26, 2007

Daniela Rechtszajd
924 Milwood 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: 5-07-003**APPLICANT:** Russell Alan Cletta**LOCATION:** 541 Rialto Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Convert an existing two-story, 27-foot high, 2,228 square foot, four-unit apartment building with an attached two-car garage into a single-family residence (including interior and exterior remodel) with an attached two-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been reviewed and approved by the City of Los Angeles Housing Department and the City Planning Department (Case #ZA-2007-10-AIC, 1/2/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The four existing dwelling units, none of which qualify as affordable units, do not conform to the current density limit for the site; however, the proposed project will reduce the number of residential units to one single residence. Adequate on-site parking is provided within an existing attached two-car garage accessed from the rear alley. There will be no change to the height or floor area of the existing structure. The proposed project conforms to the Commission's 30-to-35-foot height limit for structures in the North Venice area. 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 (730 square feet of permeable landscaped area will be maintained on the 2,400 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 **February 14, 2007 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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



January 17, 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#: 5-07-009

APPLICANT: Obradovich Corp.

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

PROPOSED DEVELOPMENT: Construction of two detached 30-foot high, two-story over basement, with roof deck, residential condominium units. Unit A has 2,120 square-feet of living space and an attached 519 square-foot two-car garage. Unit B has 2,497 square-feet of living space and an attached 559 square-foot two-car garage. Both units share one additional open guest parking space adjacent to the Unit B garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped yard area located along the southerly side yard and rear yard. In addition, a drainage system will be installed to capture roof water and surface run-off incorporating porous drain lines, strategically located catch basins with porous base, and a sump pump to conduct the over-flow to the public storm drain.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 4,000 square-foot lot. The area is zoned R-2, medium-density residential which permits two units on this site. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 5 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 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
cc: Commissioners/File

for by: Maria Henry
Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 26, 2007

M. Page Costa
4151 Madison Avenue
Culver City, CA 90232

**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: 5-07-026

APPLICANT: Thomas C. Chesney

LOCATION: 2420 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County.

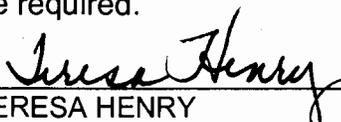
PROPOSED DEVELOPMENT: Demolition of a one-story, 700 square-foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, 25-foot high (with a 33-foot high roof access structure), 2,960 square-foot single-family residence with an attached two-car garage. Remove approx. 120 cubic yards of fill matter.

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 #DIR2007-0295-VSO-MEL, 1/22/07) 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 (a proposed roof deck one 100 square foot roof access structure are structural components that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence (two-car garage and a 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 (1,210 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 **February 14, 2007 meeting in San Diego** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File


TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: February 2, 2007
EMERGENCY PERMIT: 5-07-039-G
APPLICANT: County of Orange
LOCATION: Capistrano Beach County Park, City of Dana Point (Orange County)

EMERGENCY WORK PROPOSED:

Slurry seal voids between sidewalk and footing and placement of a rock revetment - to protect an existing public parking lot and sidewalk- consisting of approximately 30 cubic yards of 24-inch rock placed at the seaward limit of the parking lot/sidewalk. The proposed footprint of the rock will be 45 feet long by 10 feet wide (450 square feet or 0.01 acres).

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 rains, high tides and erosion 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: 
Sherilyn Sarb

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 30 days of the date of this permit.
4. The emergency work carried out under this permit is considered TEMPORARY work done in an emergency situation. **In order to have the emergency work become a permanent development a regular coastal development permit must be obtained and issued within 120 days (i.e., by June 2, 2007) of the date of this permit. Failure to comply with this deadline will result in a violation of the subject emergency permit and the commencement of enforcement proceedings.** If the application is not approved, the emergency work shall be removed in its entirety within 150 days of the date of this permit (i.e., by July 2, 2007), unless this requirement is waived in writing by the Executive Director.
5. Any application for a regular coastal development permit shall include an analysis of alternative methods of addressing the hazards, including but not limited to, the following alternatives: no-project, beach sand replenishment, engineered revetment, vertical seawall, and planned shoreline retreat (i.e. reconfiguration and/or removal of existing facilities). 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.
6. 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.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies (e.g. City of Dana Point, U.S. Army Corps of Engineers, California Department of Fish and Game, U.S. Fish and Wildlife Service, California State Lands Commission).
8. Only clean, 24-inch rock shall be used to construct the shoreline protective device. No fill materials or construction spoils shall be used. Applicant shall promptly remove any rock that becomes dislodged and deposited on the beach.
9. The proposed rock revetment shall encroach no more than 10 feet from the seaward edge of the existing concrete sidewalk onto the beach; and shall be no more than 45 linear feet long.
10. 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 10 days of completion of construction;
 - (c) No machinery or construction materials not essential for project implementation shall be allowed at any time in coastal waters;
 - (d) 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;
 - (e) All debris and trash shall be disposed of in the proper trash and recycling receptacles at the end of each construction day;
 - (f) The discharge of any hazardous materials into coastal waters or any receiving waters shall be prohibited.
11. Prior to the commencement of construction, the applicant shall submit to the Executive Director, a Best Management Plan that effectively assures no cement slurry or other construction byproduct will be allowed onto the sandy beach and/or allowed to enter into coastal waters. During cement slurry application specifically, the Plan shall at a minimum provide for all cement slurry to be contained through the use of tarps or similar barriers that completely enclose the application area and that prevent cement slurry contact with beach sands and/or coastal waters. All cement slurry and other construction byproduct shall be properly collected and disposed of off-site.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes some type of permanent development to address the wave uprush and erosion hazards to the public park facilities that may remain at the site (i.e. a longer term solution), a regular 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, but are not limited to, provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

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

Enclosure: Acceptance Form

cc: City of Dana Point
File