

CALIFORNIA COASTAL COMMISSION

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



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

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 15, 2007

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

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office for the *March 15, 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. 5-07-021-W Bruce Horwitz (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-06-376-W Michael Abitboul (Pacific Palisades, Los Angeles County)
2. 5-06-474-W City Of Dana Point, Attn: Matt Sinacori, City Engineer (Dana Point, Orange County)
3. 5-06-485-W Steven C Pierce (Seal Beach, Orange County)
4. 5-07-012-W Michael Piper (San Pedro, Los Angeles County)
5. 5-07-016-W Bijan Hakimpour (Venice, Los Angeles County)
6. 5-07-024-W Westport Montrose Investment Com., Llc (Newport Beach, Orange County)
7. 5-07-040-W Dow Family Trust (Santa Monica, Los Angeles County)
8. 5-07-043-W James R Lin & Leslie Ann Linville (Venice, Los Angeles County)
9. 5-07-058-W FHP Port LLC, Attn: C/O Rick Aversano (Newport Beach, Orange County)
10. 5-07-059-W Norma Navarro (Hermosa Beach, Los Angeles County)
11. 5-07-062-W Jim Obradovich (Hermosa Beach, Los Angeles County)
12. 5-07-067-W U.S. Mooring Systems, Inc., Attn: Michael Rawlings (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-94-010-A9 Shoreline Village Enterprises, Attn: Janet Epstein (Long Beach, Los Angeles County)

TOTAL OF 14 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>
5-07-021-W Bruce Horwitz	Add a 500 square foot third floor to an existing two-story single-family residence, resulting in a thirty-foot high, 2,855 square foot single-family residence with an attached two-car garage. Also, add new roof decks above portions of first and second floors.	213 Sherman Canal, Venice (Los Angeles 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>
5-06-376-W Michael Abitboul	Demolition of a single-family residence and construction of a two-story, 30-foot high (as measured from centerline of frontage road), 4,540 square-foot single-family residence, with a 413 square-foot 2-car garage on a 6,508.2 square-foot lot.	16969 W Sunset Blvd., Pacific Palisades (Los Angeles County)
5-06-474-W City Of Dana Point, Attn: Matt Sinacori, City Engineer	The proposed project consists of the following: 1) construction of a new public view fence (4-foot high wrought iron fencing (see through) sitting atop a 2-foot high block wall) that will replace an existing damaged fence along the Doheny State Beach property line on Pacific Coast Highway; and 2) construction of a new pedestrian accessway into Doheny State Beach from Pacific Coast Highway consisting of new sidewalk, pervious concrete pavement, removal of an existing fence surrounding the State Parks maintenance building area and construction of a new fence). Drainage from the area will be directed to permeable areas before entering the main storm drain system. Grading will consist of 562 cubic yards of recompaction, which will balance on site.	Southern side of Pacific Coast Highway, east of Dana Point Harbor Drive & on Doheny State Beach Property, Dana Point (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-06-485-W Steven C Pierce</p>	<p>Demolition and rebuild to an existing 900 square foot, one-story single-family residence with a detached 494 square foot unit/one-car garage. The proposed project more specifically consists of: 1) demolition of the existing unit/garage and construction of a new 380 square foot 2-car garage that will be attached to the single-family residence; 2) an addition of 601 square feet to the existing 1st floor; 3) an addition of a new 1,995 square foot 2nd floor; and 4) a new 1,007 square foot roof deck. Post project: the single-family residence will be two-stories (25-feet above existing grade) consisting of 3,496 square feet with an attached 380 square foot two-car garage. No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.</p>	<p>236 8th Street, Seal Beach (Orange County)</p>
<p>5-07-012-W Michael Piper</p>	<p>Construction of two new 1,873 square foot, 18 foot high, single-family residences with attached two car garages, on two adjacent lots.</p>	<p>3116 S. Kerckhoff Ave., San Pedro (Los Angeles County)</p>
<p>5-07-016-W Bijan Hakimpour</p>	<p>Demolition of a one-story, 763 square-foot single-family residence and detached garage on a 4,574 square foot lot, and construction of a two-story, 25-foot high (with a 31-foot high roof access structure), 2,450 square-foot single-family residence with an attached two-car garage.</p>	<p>817 W Howard Street, Venice (Los Angeles County)</p>
<p>5-07-024-W Westport Montrose Investment Com., Llc</p>	<p>Conversion of a duplex on one lot into two (2) condominium units. The 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>500 Avocado, Newport Beach (Orange County)</p>
<p>5-07-040-W Dow Family Trust</p>	<p>Demolition of a thirteen unit apartment and construction of a seven unit, 30 foot high, two-story condominium development with subterranean parking for sixteen parking spaces.</p>	<p>217-225 Bicknell Avenue, Santa Monica (Los Angeles County)</p>
<p>5-07-043-W James R Lin & Leslie Ann Linville</p>	<p>Demolition of a detached garage on a 4,802 square foot lot with an existing one-story, 864 square-foot single-family residence, and construction of a thirty-foot high, two-story (with loft and roof deck), 1,735 square-foot single-family residence with an attached two-car garage. Four on-site parking spaces will serve the resulting two residential units.</p>	<p>748 E Sunset Avenue, Venice (Los Angeles County)</p>
<p>5-07-058-W FHP Port LLC, Attn: C/O Rick Aversano</p>	<p>Demolish a free standing commercial building (theater) at the corner of E. Coast Highway and Heliotrope in the City of Newport Beach, clear property and erect perimeter fence.</p>	<p>2901 ,2905 , & 2915 E Coast Highway, Newport Beach (Orange County)</p>
<p>5-07-059-W Norma Navarro</p>	<p>Conversion of an existing nonconforming duplex into a 30ft. High, 4,620 square-foot, three-story over basement level, single-family residence with an attached 440 square-foot two car garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas.</p>	<p>91 18th St, Hermosa Beach (Los Angeles County)</p>

<p>5-07-062-W Jim Obradovich</p>	<p>Demolition of existing nonconforming duplex and construction of a new 4,384 square foot, 30 foot high, two stories and loft with roof deck over basement, single family residence, with private enclosed parking for two vehicles and two open guest parking spaces. Approximately 500 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation.</p>	<p>1614 Hermosa Avenue, Hermosa Beach (Los Angeles County)</p>
<p>5-07-067-W U.S. Mooring Systems, Inc., Attn: Michael Rawlings</p>	<p>The proposed development is for the First Team Invitational Regatta for the Benefit of Hoag Hospital and will take place from June 8-10, 2007. There will be a 483-foot long dock consisting of 24, 8' x 20' dock modules that will be anchored to the harbor bottom using a Helix anchoring system (28 anchors) and a Seaflex anchoring system (40 units). This dock will be used to dock approximately 8 boats with very deep drafts. 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. Set up will take approximately 4 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 event will take 3 days. At maximum, the proposed event including set-up, implementation and take-down, will take 11 days. The "M" street pier will remain open for public access; however, access to the temporary dock system will be limited to race participants and support crew only.</p>	<p>M Street Pier, Newport Beach (Orange County)</p>

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-94-010-A9 Shoreline Village Enterprises, Attn: Janet Epstein</p>	<p>Change the design of the previously approved "Shoreline Village" sign located at the southwest corner of the intersection of Shoreline Drive and Shoreline Village Drive.</p>	<p>401-435 Shoreline Village Drive (Downtown Shoreline area.), Long Beach (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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February 23, 2007

Krystyan Keck, Architect
1564 Cabrillo Avenue
Venice, CA 90291

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (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: 5-07-021**APPLICANT:** Bruce Horwitz**LOCATION:** 213 Sherman Canal, Venice, City of Los Angeles, County of Los Angeles.**PROPOSED DEVELOPMENT:** Add a 500 square foot third floor to an existing two-story single-family residence, resulting in a thirty-foot high, 2,855 square foot single-family residence with an attached two-car garage. Also, add new roof decks above portions of first and second floors.

RATIONALE: The proposed project, which is located within 300 feet of the mean high tide line (on north bank of Sherman Canal) and within the "Dual Permit" area of the City of Los Angeles, has been approved by the City of Los Angeles Planning Department (Case #DIR2006-10457, 12/21/06) and is consistent with the RW1-1 zoning designation, the surrounding land uses and the prior coastal development permit [Coastal Development Permit 5-02-168 (Horwitz)]. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area increase greater than ten percent of the existing internal floor area (Ca. Regs. Sec. 13250). The proposed project is consistent with the thirty-foot height limit for the area and adequate on-site parking is provided: a two-car garage and third space on the driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of a french drain and at least 450 square feet of permeable landscaped area on the site, as required by Coastal Development Permit 5-02-168 (Horwitz). No additional floor area is being added within fifteen feet of the front (canal-side) property line. Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is also consistent with Chapter 3 policies of the Coastal Act, previous Commission approvals (including all requirements of the prior coastal development permit), 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 **March 15, 2007 meeting in Monterey**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Signature on file

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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February 26, 2007

Ana Garcia
P.O. Box 920516
Sylmar, CA 91392

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#: 5-06-376

APPLICANT: Michael Abitboul

LOCATION: 16969 W. Sunset Blvd, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a two-story, 30-foot high (as measured from centerline of frontage road), 4,540 square-foot single-family residence, with a 413 square-foot 2-car garage on a 6,508.2 square-foot lot.

RATIONALE: The proposed project, which is located approximately one-half mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2006-5945-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,236 square-feet of permeable landscaped area will be maintained on the 6508.2 square-foot lot). No grading is proposed for this project. Plans will incorporate all recommendations included within the approved soils engineering report. 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 their **March 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: Signature on file
for Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



February 22, 2007

City of Dana Point
Attn: Brad Fowler, Director of Public Works
33282 Golden Lantern
Dana Point, CA 92629

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#: 5-06-474 **APPLICANT:** City of Dana Point

LOCATION: Southern side of Pacific Coast Highway, east of Dana Point Harbor Drive and on Doheny State Beach Property, Dana Point (Orange County)

PROPOSED DEVELOPMENT: The proposed project consists of the following: 1) construction of a new public view fence (4-foot high wrought iron fencing (see through) sitting atop a 2-foot high block wall) that will replace an existing damaged fence along the Doheny State Beach property line on Pacific Coast Highway; and 2) construction of a new pedestrian accessway into Doheny State Beach from Pacific Coast Highway consisting of new sidewalk, pervious concrete pavement, removal of an existing fence surrounding the State Parks maintenance building area and construction of a new fence). Drainage from the area will be directed to permeable areas before entering the main storm drain system. Grading will consist of 562 cubic yards of recompaction, which will balance on site.

RATIONALE: The subject site, Doheny State Beach, is located between the first public road and the sea. The project components will be constructed to enhance and improve access to the state park. The proposed project is part of a larger project that includes a new pedestrian overpass over Pacific Coast Highway that is within the City of Dana Point's jurisdiction and was approved pursuant to City CDP #06-16. Public access to the beach exists throughout Doheny State Beach. The project will not create any adverse visual impacts, as the proposed fence will replace an existing damaged fence and will be sited at a similar location and will improve views towards the beach. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 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) Commission requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

Signature on file

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802-4302
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February 23, 2007

Rod A. Dalton
236 8th Street
Seal Beach, CA 90740

**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#: 5-06-485 **APPLICANT:** Steven C. Pierce

LOCATION: 236 8th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition and rebuild to an existing 900 square foot, one-story single-family residence with a detached 494 square foot unit/one-car garage. The proposed project more specifically consists of: 1) demolition of the existing unit/garage and construction of a new 380 square foot 2-car garage that will be attached to the single-family residence; 2) an addition of 601 square feet to the existing 1st floor; 3) an addition of a new 1,995 square foot 2nd floor; and 4) a new 1,007 square foot roof deck. Post project: the single-family residence will be two-stories (25-feet above existing grade) consisting of 3,496 square feet with an attached 380 square foot two-car garage. No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces 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 2,937 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. More than 50% of the existing exterior walls are being demolished. 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 west of the project site at the end of 8th 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 March 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

Signature on file
K
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



February 28, 2007

Michael Piper
3124 Kerckhoff 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#: 5-07-012

APPLICANT: Michael Piper

LOCATION: 3116 Kerckhoff Avenue, San Pedro

PROPOSED DEVELOPMENT: Construction of two new 1,873 square foot, 18 foot high, single-family residences with attached two car garages, on two adjacent lots.

RATIONALE: The proposed project is located approximately ½ mile from Cabrillo Marina. The surrounding area is residentially developed with multiple and single-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 R1 residential zoning. Furthermore, the existing development provides adequate on-site parking and is consistent with the character and scale of the surrounding neighborhood. The development is located on a hillside where the City requires drainage to be directed to non-erosive drainlines that drain to the street. 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 March 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

Signature on file _____
for _____
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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200 OceanGate, Suite 1000
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(562) 590-5071



February 28, 2007

Bijan Hakimpour
1756 Barry Avenue
Los Angeles, CA 90025

**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: 5-07-016

APPLICANT: Bijan Hakimpour

LOCATION: 817 Howard Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 763 square-foot single-family residence and detached garage on a 4,574 square foot lot, and construction of a two-story, 25-foot high (with a 31-foot high roof access structure), 2,450 square-foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located more than one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-0031, 1/4/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Oxford Triangle area of Venice (a proposed roof deck and 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 (two-car garage and a space on the driveway). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,500 square feet of permeable landscaped area will be maintained on the 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 **March 15, 2007 meeting in Monterey** 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 b

PETER DOUGLAS
Executive Director
cc: Commissioners/File

Signature on file

TERESA HENRY
District Manager

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February 22, 2007

Waterpointe Development Companies
190 Newport Center Drive, Suite # 220
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#: 5-07-024

APPLICANT: Westport Montrose Investment Company, LLC

LOCATION: 500 Avocado, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a duplex on one lot into two (2) condominium units. The 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 March 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

Signature on file
KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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February 28, 2007

Bicknell Pacific, LLC
12100 Wilshire Blvd. #300
Los Angeles, CA 90290

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#: 5-07-040

APPLICANT: Dow Family Trust

LOCATION: 217-225 Bicknell Avenue, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a thirteen unit apartment and construction of a seven unit, 30 foot high, two-story condominium development with subterranean parking for sixteen parking spaces.

RATIONALE: The proposed project is located approximately three blocks from the beach within a developed residential neighborhood, zoned OP-2—Low Multiple Family. The project is consistent with the City's 30-foot height limit and is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide two parking spaces per unit, plus two guest spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or filtered drains to reduce urban runoff, per City requirements. To satisfy the City's Affordable Housing Production requirements, the applicant is paying an applicable affordable housing fee. 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 March 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

Signature on file
by: for Pam Emerson
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

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



February 23, 2007

Isabelle Duvivier
308 Westminster 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: 5-07-043**APPLICANTS:** James Lin & Leslie Ann Linville**LOCATION:** 748 Sunset Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached garage on a 4,802 square foot lot with an existing one-story, 864 square-foot single-family residence, and construction of a thirty-foot high, two-story (with loft and roof deck), 1,735 square-foot single-family residence with an attached two-car garage. Four on-site parking spaces will serve the resulting two residential units.

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 #DIR2007-0213, 1/17/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two single-family residences on the lot conform to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice. Adequate on-site parking is provided (a two-car garage plus two uncovered spaces on driveways). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,842 square feet of permeable landscaped area will be maintained on the 4,802 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 **March 15, 2007 meeting in Monterey** 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

Signature on file

District Manager

CALIFORNIA COASTAL COMMISSION

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



February 26, 2007

FHP Port LLC c/o Rick Aversano
411 Avocado Avenue
Corona Del Mar, CA 92625

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

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

WAIVER: 5-07-058

APPLICANTS: FHP Port LLC, c/o Rick Aversano

LOCATION: 2901, 2905 and 2915 E. Coast Hwy, Newport Beach, CA

PROPOSED DEVELOPMENT: Demolish a free standing commercial building (theater) at the corner of E. Coast Hwy and Heliotrope in the City of Newport Beach, clear property and erect perimeter fence.

RATIONALE: The proposed project is situated inland of the beach in the Corona Del Mar established commercial neighborhood of Newport Beach at the coastal zone boundary; it is not located near a State Park or sensitive resource area. The proposed structure demolition has received an Approval in Concept from the City of Newport Beach Planning Department. A separate coastal development permit is required for any subsequent development on the properties. The existing theater structure is not deemed by local or state jurisdiction to be important to the history, architecture or culture of the area, nor is it listed on any register of historic structures. As proposed, the project incorporates water quality best management practices (BMPs) during and after demolition. Additionally the removal of impervious surfaces from the site will temporarily help to improve water quality in the watershed. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its March 15, 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

Signature on file
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



February 21, 2007

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

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

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

WAIVER#: 5-07-059

APPLICANT: Norma Navarro

LOCATION: 91 18th St, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Conversion of an existing nonconforming duplex into a 30' high, 4,620 square-foot, three-story over basement level, single-family residence with an attached 440 square-foot two car garage. Roof water run-off will be conducted through gutters and downspouts into the landscaped areas.

RATIONALE: The subject site is located a couple blocks from the beach on a 3,123 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 2 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified and proposed LUP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2B medium-density zone. Diverting runoff into on-site landscaped yard areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their **March 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: Signature on file
PE 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



February 26, 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#: 5-07-062

APPLICANT: Jim Obradovich

LOCATION: 1614 Hermosa Ave, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing nonconforming duplex and construction of a new 4,384 square foot, 30 foot high, two stories and loft with roof deck over basement, single family residence, with private enclosed parking for two vehicles and two open guest parking spaces. Approximately 500 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 600 feet inland 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 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

Signature on file
by: 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



February 28, 2007

U.S. Mooring Systems, Inc.
Attn: Michael Rawlings
P.O. Box 15008
Long Beach, CA 90815

**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#: 5-07-067 **APPLICANT:** U.S. Mooring Systems, Inc.

LOCATION: "M" Street Pier (Public Pier along Channel Road), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: The proposed development is for the First Team Invitational Regatta for the Benefit of Hoag Hospital and will take place from June 8-10, 2007. There will be a 483-foot long dock consisting of 24, 8' x 20' dock modules that will be anchored to the harbor bottom using a Helix anchoring system (28 anchors) and a Seaflex anchoring system (40 units). This dock will be used to dock approximately 8 boats with very deep drafts. 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. Set up will take approximately 4 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 event will take 3 days. At maximum, the proposed event including set-up, implementation and take-down, will take 11 days. The "M" street pier will remain open for public access; however, access to the temporary dock system will be limited to race participants and support crew only.

RATIONALE: The subject site is the "M" Street public pier and is located between the first public road and the sea. The public pier and adjoining beach will remain open to the general public. 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 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 March 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

Signature on file
KARL S. [unclear]
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

5-94-010-A9**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 5 March 2007

SUBJECT: Coastal Development Permit No. 5-94-010 granted to Shoreline Village Enterprises on May 12, 1994 for:

Conversion of the Shoreline Village shopping center parking lot from free parking to controlled validated/fee parking, including the construction of three controlled access gates and two ticket booths. More specifically described in the permit file in the Commission's South Coast District Office.

AT: 401-435 Shoreline Village Drive, City of Long Beach.

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 (5-94-010-A9):

Change the design of the previously approved "Shoreline Village" sign located at the southwest corner of the intersection of Shoreline Drive and Shoreline Village Drive.

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):

Shoreline Village is a shopping center with a maritime theme located on the waterfront in the Downtown Shoreline area of the City of Long Beach. The shopping center, which is built on former tidelands in the 1970s, shares the downtown Long Beach waterfront area with the Downtown Long Beach Marina, Rainbow Harbor, Aquarium of the Pacific, and Shoreline Park. The nearest public beach is located one-half mile east of Shoreline Village.

On August 6, 2002, the Commission approved the installation of a "Shoreline Village" identification sign and a fountain at the southwest corner of the intersection of Shoreline Drive and Shoreline Village Drive in Long Beach as part of Amendment 5-94-010-A5.

Amendment 5-94-010-A5 authorized the modification of the shopping center's public parking lot to: a) increase parking spaces from 426 to 487, b) install filters in drains, c) enhance landscaped areas, and d) install new fountain/monument sign at entrance to Shoreline Village Drive.

The previously approved sign, which was never installed, included "SHORELINE VILLAGE" text in two-foot high letters set within a 32-foot diameter water fountain and ringed by two ten-foot high swordfish statues and six thirty-foot tall flag poles. The currently proposed sign, as shown below, is 25 feet high and has a much smaller footprint than the previously approved fountain/sign:



The project site is located in a public park on State Tidelands that are administered by the City of Long Beach. The proposed project has been reviewed and approved by the City of Long Beach Planning Department. The proposed sign would encourage public access to Shoreline Village by identifying its location. The proposed sign design is unobtrusive and would not block access or significant views to the shoreline. Therefore, the proposed sign design and scale does not: (a) obstruct significant views to or along the coast from publicly accessible places; (b) adversely impact public access to and use of the water; (c) adversely impact public recreational use of a public park or beach; or (d) otherwise adversely affect recreation, access or the visual resources of the coast.

The change proposed by the amendment is minor and will not adversely affect public resources or public access opportunities in the Downtown Shoreline area. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Long Beach LCP. 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 **Charles Posner** at the Commission Area office in Long Beach (562) 590-5071.