

CALIFORNIA COASTAL COMMISSION

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

**W6****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 11, 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 *April 11, 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. 5-07-028-W Alan & Elich Gin (Corona Del Mar, Orange County)
2. 5-07-037-W Marilyn Hausman (Newport Beach, Orange County)
3. 5-07-048-W Robert McCloskey Family Trust (Newport Beach, Orange County)
4. 5-07-049-W Dogtown Dirt, Llc (Venice, Los Angeles County)
5. 5-07-050-W Dogtown Dirt, LLC, Attn: Stephen Vitalich (Venice, Los Angeles County)
6. 5-07-051-W Jaime Zapata (Newport Beach, Orange County)
7. 5-07-053-W PGL, LLC, Attn: Paul O Connell (Corona Del Mar, Orange County)
8. 5-07-057-W Kenneth Catanzarite (Newport Beach, Orange County)
9. 5-07-066-W Western GB Contracting, Attn: Gary Butcher (San Pedro, Los Angeles County)
10. 5-07-069-W Rose Mary Allaway (San Pedro, Los Angeles County)
11. 5-07-071-W Mark & Shereen Jaffe (Hermosa Beach, Los Angeles County)
12. 5-07-077-W Sue & Devin Dunbar (Seal Beach, Orange County)
13. 5-07-078-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher (San Pedro, Los Angeles County)
14. 5-07-079-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher (San Pedro, Los Angeles County)
15. 5-07-080-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher (San Pedro, Los Angeles County)
16. 5-07-084-W Poinsettia Properties L.P., Attn: Mark Cross (Gen Partner) (Newport Beach, Orange County)
17. 5-07-088-W Steven Heath (Pacific Palisades, Los Angeles County)
18. 5-07-090-W Stephen Mc Pherson (Pacific Palisades, Los Angeles County)
19. 5-07-091-W Robert Hodges (Newport Beach, Orange County)
20. 5-07-099-W City Of Los Angeles, Department Of Recreation And Parks (Venice, Los Angeles County)
21. 5-07-113-W Los Cerritos Wetland Stewards, Attn: Lenny Arkinstall (Long Beach, Los Angeles County)

TOTAL OF 21 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>
5-07-028-W Alan & Elich Gin	Demolition of an existing single-family dwelling and construction of a new two-story, 1,801 square foot single-family residence with a 255 square foot subterranean two-car garage. The maximum height of the residential structure will be 24-feet above finished grade. Grading will consist of 150 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system	2618 Cove Street, Corona Del Mar (Orange County)
5-07-037-W Marilyn Hausman	Combine five (5) existing 45' x 30' lots to create one (1) new 45' x 150' lot (6,750 square feet). No other work is proposed.	2514 Bayside Drive, Newport Beach (Orange County)
5-07-048-W Robert McCloskey Family Trust	Remodel of an existing 1,863 square foot two-story single-family residence with attached one-car garage with the addition of 797.7 square feet of floor area, resulting in a 2,660.7 square foot three-story single-family residence with attached two-car garage. The maximum height of the residential structure will be 28 feet above grade. No grading is proposed.	212 Crystal Avenue, Newport Beach (Orange County)
5-07-049-W Dogtown Dirt, Llc	Demolition of a one-story, four-unit apartment building that occupies two abutting 40' x 130' lots (Lot Nos. 5 & 6), and construction on Lot No. 5 of a two-story, 28-foot high, 3,990 square foot duplex with a four-car garage and additional guest parking on the driveway. [Note: See Application 5-07-050 for proposed duplex on Lot No. 6.]	546 Broadway, Venice (Los Angeles County)
5-07-050-W Dogtown Dirt, LLC, Attn: Stephen Vitalich	Demolition of a one-story, four-unit apartment building that occupies two abutting 40' x 130' lots (Lot Nos. 5 & 6), and construction on Lot No. 6 of a two-story, 28-foot high, 3,990 square foot duplex with a four-car garage and additional guest parking on the driveway. [Note: See Application 5-07-049 for proposed duplex on Lot No. 5.]	542 Broadway, Venice (Los Angeles County)
5-07-051-W Jaime Zapata	Demolition of an existing single-family residence and construction of a new three-story, 3,347 square-foot duplex with attached two-car garage and two carport spaces. The project would also include converting this duplex into two condominium units. The maximum height of the residential structure will be 29-feet above finished grade. Grading will consist of 260 cubic yards of cut and 260 cubic yards of fill for re-compaction purposes. Drainage from the roof and surface water will be directed to on-site fossil filters before entering the main storm drain system.	415 38th Stret, Newport Beach (Orange County)
5-07-053-W PGL, LLC, Attn: Paul O Connell	Combine portions of three parcels of land into a single 5,207 square-foot parcel of land for two-unit condominium purposes. Each dwelling unit would provide two parking spaces, for a total of four parking spaces.	405 Dahlia, Corona Del Mar (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-057-W Kenneth Catanzarite</p>	<p>Combine one lot and a portion of an adjacent lot into a 3,073 square-foot parcel of land for two-unit condominium purposes. Each dwelling unit would provide a single-car garage and a tandem carport space, for a total of four parking spaces.</p>	<p>512 35th Street, Newport Beach (Orange County)</p>
<p>5-07-066-W Western GB Contracting, Attn: Gary Butcher</p>	<p>Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two-car garage.</p>	<p>1093 27th Street, San Pedro (Los Angeles County)</p>
<p>5-07-069-W Rose Mary Allaway</p>	<p>Construction of a 2,200 square foot second single-family residence with attached two car garage, and remodel existing 800 square foot single-family residence including demolition of existing one-car garage and 300 square foot addition and new one-car garage to existing single-family residence, on a 5,000 square foot lot.</p>	<p>741-745 W. 32nd Street, San Pedro (Los Angeles County)</p>
<p>5-07-071-W Mark & Shereen Jaffe</p>	<p>Demolition of existing single family residence and construction of a new 3,276 square foot, 30 foot high, two story, single family residence over a basement level, with private enclosed parking for two vehicles. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation.</p>	<p>352 28th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-07-077-W Sue & Devin Dunbar</p>	<p>Demolition of an existing single-family residence and construction of a new 2,122 square foot, two-story single-family residence with an attached 450 square foot two-car garage. The maximum height of the structure will be 24'-11" above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>209 16th Street, Seal Beach (Orange County)</p>
<p>5-07-078-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher</p>	<p>Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two-car garage.</p>	<p>1085 W 27th St, San Pedro (Los Angeles County)</p>
<p>5-07-079-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher</p>	<p>Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two -car garage.</p>	<p>1079 W 27th Street, San Pedro (Los Angeles County)</p>
<p>5-07-080-W Western GB Contracting, Attn: Gary Butcher And Dan Butcher</p>	<p>Construction of a 2,223 square foot, 26-foot high single-family residence, with attached 447 square foot two -car garage.</p>	<p>1073 W 27th Street, San Pedro (Los Angeles County)</p>
<p>5-07-084-W Poinsettia Properties L.P., Attn: Mark Cross (Gen Partner)</p>	<p>Two lot line adjustments, each combining a lot and a portion of an adjoining lot into a single parcel of land for two new single family developments. 221 Poinsettia Ave. will result in a 40' x 118' parcel and 223 Poinsettia Ave in a parcel approximately 30' x 118'.</p>	<p>221 & 223 Poinsettia, Newport Beach (Orange County)</p>
<p>5-07-088-W Steven Heath</p>	<p>Demolition of an existing single-family residence and construction of a two-story over basement level, 35-foot high (as measured from centerline of frontage road), 3,240 square-foot single-family residence, with a 700 square-foot, basement level, 3-car garage on a 4,443 square-foot lot. Includes the export of 327 cubic yards of soil.</p>	<p>605 Baylor Street, Pacific Palisades (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-090-W Stephen Mc Pherson</p>	<p>Demolition of an existing single-family residence and construction of a two-story over basement level, 36-foot high (as measured from centerline of frontage road), 8,520 square-foot single-family residence, with a 595 square-foot, basement level, 2-car garage on a 13,477 square-foot lot. Includes the export of 1500 cubic yards of soil to accommodate the construction of the basement level.</p>	<p>14909 La Cumbre Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-07-091-W Robert Hodges</p>	<p>Remodel of an existing 2,148 square foot duplex with attached three-car garage (unit "B" is located above garage) with the addition of 835 square feet for a second floor over existing one-story main Unit "A" of the duplex and creation of a fourth uncovered surface parking space resulting in a 3,073 square foot duplex with a two-story main unit "A" with attached three-car garage and one uncovered parking space. No change is proposed for unit "B". The maximum height of the residential structure will be 25 feet above grade. No grading is proposed.</p>	<p>33 Beacon Bay, Newport Beach (Orange County)</p>
<p>5-07-099-W City Of Los Angeles, Department Of Recreation And Parks</p>	<p>Attach twenty-three 9"x 15" half-inch thick bronze plaques to the existing concrete base of the weight pen at the Venice Recreation Center, and attach one 12"x 18" plaque to the concrete wall facing the Venice Boardwalk at the southern end of the equipment area.</p>	<p>1800 Ocean Front Walk, Venice (Los Angeles County)</p>
<p>5-07-113-W Los Cerritos Wetland Stewards, Attn: Lenny Arkininstall</p>	<p>Trimming and removal of non-native plants using machetes, weed whackers and chain saws. All trimmings will be disposed of at an appropriate off-site location. No herbicides will be used. No bird nests would be disturbed.</p>	<p>Northwest corner of the intersection of East Second Street and Studebaker Road, Long Beach (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



March 23, 2007

Michael Reynolds
334 3rd Street
Laguna Beach, CA 92651

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

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

WAIVER#: 5-07-028 **APPLICANT:** Alan & Elich Gin

LOCATION: 2618 Cove Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story, 1,801 square foot single-family residence with a 255 square foot subterranean two-car garage. The maximum height of the residential structure will be 24-feet above finished grade. Grading will consist of 150 cubic yards of import. 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 an inland lot approximately 2,174 square feet in size, is designated as low density residential in the City of Newport Beach Land Use Plan (LUP). 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 is available approximately 60-feet North of the project site along Cove Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their April 10-13, 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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CALIFORNIA COASTAL COMMISSION

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



March 29, 2007

Borchard Surveying & Mapping, Inc.
Attn: Greg Borchard
815 Calle Puente
San Clemente, CA 92672

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

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

WAIVER#: 5-07-037

APPLICANT: Marilyn Hausman

LOCATION: 2514 Bayside Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Combine five (5) existing 45' x 30' lots to create one (1) new 45' x 150' lot (6,750 square feet). No other work is proposed.

RATIONALE: The subject site is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The proposed project only involves combining five (5) lots and to create one (1) lot. There is no proposed change in use. The proposed project 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 April 10-13, 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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March 27, 2007

Planning Systems, Attn: Paul Klukas
1530 Faraday Ave., Suite 100
Carlsbad, CA 92008

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#: 5-07-048**APPLICANT:** Robert McCloskey Family Trust**LOCATION:** 212 Crystal Ave., Newport Beach, Balboa Island (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 1,863 square foot two-story single-family residence with attached one-car garage with the addition of 797.7 square feet of floor area, resulting in a 2,660.7 square foot three-story single-family residence with attached two-car garage. The maximum height of the residential structure will be 28 feet above grade. No grading is proposed.

RATIONALE: The subject site is a 2,406.9 square foot lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Drainage from the eastern half of the site will be directed to the alley then to the main storm drain system; drainage from the western half of the site will be directed into landscaped planters. 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 April 10-13, 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.

Signature on file

by: _____
KARL SCHWING
Supervisor Regulation and Planning

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



March 23, 2007

Stephen Vitalich
2300 Westwood Boulevard, #103
Los Angeles, CA 90064

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: 5-07-049**APPLICANT:** Dogtown Dirt, LLC**LOCATION:** 546 Broadway, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, four-unit apartment building that occupies two abutting 40'x 130' lots (Lot Nos. 5 & 6), and construction on Lot No. 5 of a two-story, 28-foot high, 3,990 square foot duplex with a four-car garage and additional guest parking on the driveway. [Note: See Application 5-07-050 for proposed duplex on Lot No. 6.]

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 #DIR2007-600, 2/6/07) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that the four units being demolished do not qualify as "affordable units". The proposed duplex conforms 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. All parking spaces are accessed only 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 (2,211 square feet of permeable landscaped area will be maintained on the 5,200 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 **April 11, 2007 meeting in Santa Barbara** 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 require

PETER DOUGLAS
Executive Director

cc: Commissioners/File

Signature on file

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



March 23, 2007

Stephen Vitalich
2300 Westwood Boulevard, #103
Los Angeles, CA 90064

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: 5-07-050**APPLICANT:** Dogtown Dirt, LLC**LOCATION:** 542 Broadway, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, four-unit apartment building that occupies two abutting 40'x 130' lots (Lot Nos. 5 & 6), and construction on Lot No. 6 of a two-story, 28-foot high, 3,990 square foot duplex with a four-car garage and additional guest parking on the driveway. [Note: See Application 5-07-049 for proposed duplex on Lot No. 5.]

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 #DIR2007-601, 2/6/07) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that the four units being demolished do not qualify as "affordable units". The proposed duplex conforms 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. All parking spaces are accessed only 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 (2,212 square feet of permeable landscaped area will be maintained on the 5,200 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 **April 11, 2007 meeting in Santa Barbara** 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.

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cc: Commissioners/File

Signature on file
TERESA HENRY
District Manager

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



March 30, 2007

Rod A. Jeheber
410 32nd St. #202
Newport Beach, CA

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

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WAIVER#: 5-07-051

APPLICANT: Jaime Zapata

LOCATION: 415 38th St., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story, 3,347 square-foot duplex with attached two-car garage and two carport spaces. The project would also include converting this duplex into two condominium units. The maximum height of the residential structure will be 29-feet above finished grade. Grading will consist of 260 cubic yards of cut and 260 cubic yards of fill for re-compaction purposes. Drainage from the roof and surface water will be directed to on-site fossil filters before entering the main storm drain system.

RATIONALE: The subject site is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The proposed development consists of a conversion of a duplex into two (2) condominium units. The 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 April 10-13, 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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March 30, 2007

PGL, LLC
Attn: Paul O'Connell
3187-H Airway Ave.
Costa Mesa, CA 92626

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#: 5-07-053

APPLICANT: PGL, LLC

LOCATION: 405 Dahlia, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Combine portions of three parcels of land into a single 5,207 square-foot parcel of land for two-unit condominium purposes. Each dwelling unit would provide two parking spaces, for a total of four parking spaces.

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

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PETER DOUGLAS
Executive Director

Signature on file

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



March 30, 2007

Kenneth Catanzarite
2331 Lincoln Ave.
Anaheim, CA 92801

**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#: 5-07-057

APPLICANT: Kenneth Catanzarite

LOCATION: 512 35th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Combine one lot and a portion of an adjacent lot into a 3,073 square-foot parcel of land for two-unit condominium purposes. Each dwelling unit would provide a single-car garage and a tandem carport space, for a total of four parking spaces.

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

This waiver will not become effective until reported to the Commission at their April 10-13, 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

CALIFORNIA COASTAL COMMISSION

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



March 22, 2007

Gary Butcher
2371 Torrance Boulevard
Torrance, CA 90501

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#: 5-07-066

APPLICANT: Western GB Contracting

LOCATION: 1093 27th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two -car garage.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. 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 RD2 Low Medium Residential zoning. Furthermore, the existing development provides adequate on-site parking (2 enclosed, 2 surface) and is consistent with the character and scale of the surrounding neighborhood. 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 April 10-13, 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

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



March 30, 2007

Sam Grossi
30338 Via Rivera
Rancho Palos Verdes, CA 90275

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#: 5-07-069

APPLICANT: Rose Mary Allaway

LOCATION: 741-745 W. 32nd Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 2,200 square foot second single-family residence with attached two car garage, and remodel existing 800 square foot single-family residence including demolition of existing one-car garage and 300 square foot addition and new one-car garage to existing single-family residence, on a 5,000 square foot lot.

RATIONALE: The proposed project is located approximately 3/4 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 RD2 Low Medium Residential zoning. Furthermore, the existing development provides adequate on-site parking (3 enclosed, 2 surface) and is consistent with the character and scale of the surrounding neighborhood. 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 April 10-13, 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 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



March 19, 2007

Curt Dittman
5117 Macafee Rd
Torrance, Ca 90505

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#: 5-07-071

APPLICANT: Mark and Shereen Jaffe

LOCATION: 352 28th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,276 square foot, 30 foot high, two story, single family residence over a basement level, with private enclosed parking for two vehicles. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation.

RATIONALE: The subject site is located approximately ¼ mile from the beach on a 2,394 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 2 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-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 **April 11, 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: _____
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



March 23, 2007

Jeannette Architects
Attn: Jeff Jeannette
325 Quincy Avenue
Long Beach, CA 90814

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#: 5-07-077 **APPLICANT:** Sue & Devin Dunbar

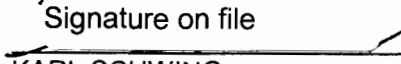
LOCATION: 209 16th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,122 square foot, two-story single-family residence with an attached 450 square foot two-car garage. The maximum height of the structure will be 24'-11" above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 2,469 square feet and is designated as residential medium density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of Dolphin Avenue. 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 April 10-13, 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

CALIFORNIA COASTAL COMMISSION

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



March 22, 2007

Gary Butcher
2371 Torrance Boulevard
Torrance, CA 90501

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#: 5-07-078

APPLICANT: Western GB Contracting

LOCATION: 1085 27th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two -car garage.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. 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 RD2 Low Medium Residential zoning. Furthermore, the existing development provides adequate on-site parking (2 enclosed, 2 surface) and is consistent with the character and scale of the surrounding neighborhood. 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 April 10-13, 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.

Signature on file

PETER DOUGLAS
Executive Director

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



March 22, 2007

Gary Butcher
2371 Torrance Boulevard
Torrance, CA 90501

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#: 5-07-079

APPLICANT: Western GB Contracting

LOCATION: 1079 W. 27th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 2,387 square foot, 26-foot high single-family residence, with attached 481 square foot two -car garage.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. 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 RD2 Low Medium Residential zoning. Furthermore, the existing development provides adequate on-site parking (2 enclosed, 2 surface) and is consistent with the character and scale of the surrounding neighborhood. 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 April 10-13, 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.

Signature on file

PETER DOUGLAS
Executive Director

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



March 22, 2007

Gary Butcher
2371 Torrance Boulevard
Torrance, CA 90501

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#: 5-07-080

APPLICANT: Western GB Contracting

LOCATION: 1073 W. 27th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 2,223 square foot, 26-foot high single-family residence, with attached 447 square foot two -car garage.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. 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 RD2 Low Medium Residential zoning. Furthermore, the existing development provides adequate on-site parking (2 enclosed, 2 surface) and is consistent with the character and scale of the surrounding neighborhood. 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 April 10-13, 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

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



March 23, 2007

Steven Heath
605 Baylor St.
Pacific Palisades, CA 90272

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

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

WAIVER#: 5-07-088

APPLICANT: Steven Heath

LOCATION: 605 Baylor St, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story over basement level, 35-foot high (as measured from centerline of frontage road), 3,240 square-foot single-family residence, with a 700 square-foot, basement level, 3-car garage on a 4,443 square-foot lot. Includes the export of 327 cubic yards of soil.

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 2007-987-AIC-MEL) 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 (three-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 (1,957 square-feet of permeable landscaped area will be maintained on the 4,443 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. 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 **April 10 - 13, 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

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



March 28, 2007

Giannetti Architecture and Interiors Inc.
c/o Ryan Oliva
11740 San Vicente Blvd Suite 204
Los Angeles, CA 90049

**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#: 5-07-090

APPLICANT: Stephen A. McPherson

LOCATION 14909 La Cumbre Dr, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story over basement level, 36-foot high (as measured from centerline of frontage road), 8,520 square-foot single-family residence, with a 595 square-foot, basement level, 2-car garage on a 13,477 square-foot lot. Includes the export of 1500 cubic yards of soil to accommodate the construction of the basement level.

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 2007-1085-AIC-MEL) and is consistent with the RE11-1 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 (6,527 square-feet of permeable landscaped area will be maintained on the 13,477 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. 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 **April 10 - 13, 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

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



March 27, 2007

John T. Morgan, Architect
18682 Beachmont Avenue
Santa Ana, CA 92705

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#: 5-07-091 **APPLICANT:** Robert Hodges

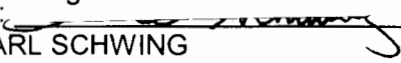
LOCATION: 33 Beacon Bay, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 2,148 square foot duplex with attached three-car garage (unit "B" is located above garage) with the addition of 835 square feet for a second floor over existing one-story main Unit "A" of the duplex and creation of a fourth uncovered surface parking space resulting in a 3,073 square foot duplex with a two-story main unit "A" with attached three-car garage and one uncovered parking space. No change is proposed for unit "B". The maximum height of the residential structure will be 25 feet above grade. No grading is proposed.

RATIONALE: The subject site is a 4,387 square foot lot designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). The lot is located between the first public road and sea, but is not a waterfront lot. The proposed addition would result in an increase of 10 percent of the internal floor area of the existing unit "A" of the duplex structure. No changes are proposed for unit "B." The proposed development 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 a trench drain to a percolation pit along the proposed fourth uncovered surface parking space 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 April 10-13, 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



March 23, 2007

Michael A. Shull, Superintendent
City of Los Angeles Dept. of Recreation & Parks
1200 West 7th Street, #700
Los Angeles, CA 90017

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: 5-07-099**APPLICANT:** City of Los Angeles**LOCATION:** 1800 Ocean Front Walk, Venice Recreation Center, City of Los Angeles.

PROPOSED DEVELOPMENT: Attach twenty-three 9"x 15" half-inch thick bronze plaques to the existing concrete base of the weight pen at the Venice Recreation Center, and attach one 12"x 18" plaque to the concrete wall facing the Venice Boardwalk at the southern end of the equipment area.

RATIONALE: The proposed project, which is on a developed portion of the public beach area situated on the seaward side of Ocean Front Walk, is being funded by the non-profit "Muscle Beach Venice Bodybuilding Hall of Fame". Each plaque would recognize an individual who has contributed to the advancement, education and development of the sport of bodybuilding. The plaques will be attached to existing vertical surfaces around the weight pen at the Venice Recreation Center using epoxy adhesive. It is expected to take one day to complete the proposed project. The proposed project has been endorsed by the City of Los Angeles Department of Recreation and Parks which manages the Venice Recreation Center. The proposed project will enhance existing public recreation opportunities and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: (a) obstruct any views to or along the coast; (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 proposed 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 **April 11, 2007 meeting in Santa Barbara** 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

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



March 28, 2007

Los Cerritos Wetlands Stewards
Attn: Lenny Arkininstall
6289 E. Pacific Coast Highway
Long Beach, CA 90803

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

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

WAIVER: 5-07-113**APPLICANT:** Los Cerritos Wetlands Stewards**LOCATION:** Northwest corner of the intersection of East Second Street and Studebaker Road, City of Long Beach, Los Angeles County.**PROPOSED DEVELOPMENT:** Trimming and removal of non-native plants using machetes, weed whackers and chain saws. All trimmings will be disposed of at an appropriate off-site location. No herbicides will be used. No bird nests would be disturbed.**RATIONALE:** The proposed weed control project is located in the Los Cerritos Wetlands area in southeast Long Beach. The proposed activities are limited to the area within four hundred feet of the intersection of East Second Street and Studebaker Road. The project site is adjacent to an active oil production site with several active wells. Myoporum, pampas grass and other exotic weeds would be removed while leaving the native plants undisturbed. The large palms in the area would be trimmed up to twelve feet from the ground. The small palms would be removed. A biologist will supervise the work. The proposed project will be beneficial to the native vegetation and will enhance the natural habitat in this sensitive open space area. The proposed project will not adversely affect public access, recreation or visual resources. The proposed 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 for the area.

This waiver will not become effective until reported to the Commission at its **April 11, 2007 meeting in Santa Barbara** 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

TERESA HENRY
District Manager