

CALIFORNIA COASTAL COMMISSION

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

**TH 4****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 4, 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 *May 10, 2007* Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

REGULAR WAIVERS

1. 5-07-076-W Thomas Hetherington (Seal Beach, Orange County)
2. 5-07-115-W Trent & Kristin Smith (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-06-350-W Noel & Phyllis Watson (Newport Beach, Orange County)
2. 5-06-432-W County Of Orange Department Of Beaches, Harbors & Parks, Attn: Kevin Thomas (Newport Beach, Orange County)
3. 5-07-031-W Titan Development, LLC (Newport Beach, Orange County)
4. 5-07-033-W Viola Barcus (Venice, Los Angeles County)
5. 5-07-046-W Roger Heartman (Newport Beach, Orange County)
6. 5-07-055-W Michael & Gale Mullin (Newport Beach, Orange County)
7. 5-07-068-W A & W LLC (Newport Beach, Orange County)
8. 5-07-083-W James & Doreen Borke (Newport Beach, Orange County)
9. 5-07-095-W Kevin Mullin (Venice, Los Angeles County)
10. 5-07-096-W Kevin Mullen (Venice, Los Angeles County)
11. 5-07-097-W 132 28th Street H B, L L C (Hermosa Beach, Los Angeles County)
12. 5-07-098-W William Youpel (Newport Beach, Orange County)
13. 5-07-100-W U S Mooring Systems Inc (Long Beach, Los Angeles County)
14. 5-07-103-W KP Smith Development, LLC, Attn: Kevin Smith, Managing Member (Newport Beach, Orange County)
15. 5-07-116-W Christopher Holland (Hermosa Beach, Los Angeles County)
16. 5-07-117-W Brendan & Jennifer Baker (Seal Beach, Orange County)
17. 5-07-136-W Benjamin Albertini (Hermosa Beach, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-06-146-A1 Timothy Hogan (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-04-451-E1 Calafia Partners, L.L.C., Attn: Dennis Neff (San Clemente, Orange County)
2. A-5-VEN-01-279-E2 City Of Los Angeles Department Of Public Works, Attn: Jim Doty (Venice, Los Angeles County)
3. 5-05-021-E1 Carp-Co Inc, Attn: Sally Prusia (San Clemente, Orange County)

TOTAL OF 23 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>
5-07-076-W Thomas Hetherington	Remodel and addition to an existing 800 square foot one-story, single-family residence with a detached 424 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage and reconstruction of the garage with the same dimensions in a new location; 2) an addition of 176 square feet to the existing 1st floor; and 3) a new 976 square foot 2nd floor. Post project, the residence will be a two-story, single-family residence consisting of 1,952 square feet with a detached 424 square foot two-car garage. The maximum height of the structure will be 27'-6" above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	319 14th Street, Seal Beach (Orange County)
5-07-115-W Trent & Kristin Smith	Addition and remodel of an existing 2,724 square foot one-story single-family residence with an attached 625 square foot three-car garage. The proposed project includes: 1) a new 483 square foot 2nd floor; 2) a new 160 square foot 2nd floor balcony; and 3) a new 246 square foot roof deck. Post project the one-story single-family residence will be 3,207 square feet with a 160 square foot 2nd floor balcony and a 246 square foot roof deck with an attached 625 square foot three-car garage. The maximum height of the structure will be 24-feet above existing grade. No grading is proposed. No work on the existing bulkhead is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	404 Evening Star Lane, Newport Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-06-350-W Noel & Phyllis Watson</p>	<p>Demolition of an existing single-family dwelling and construction of a new two-story, 5,930 square foot single-family residence with a basement and an attached 774 square foot three-car garage on a bulkhead lot. The maximum height of the residential structure will be 24' above finished grade. Grading will consist of 315 cubic yards of cut, 140 cubic yards of fill, 175 cubic yards of export to a location outside of the coastal zone, and 340 cubic yards for recompaction purposes, which will balance on site. No work on the bulkhead is proposed. Dewatering will be required with the proposed project. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>800 Via Lido Nord, Newport Beach (Orange County)</p>
<p>5-06-432-W County Of Orange Department Of Beaches, Harbors & Parks, Attn: Kevin Thomas</p>	<p>The project involves the installation of three (3) interpretive panels (35-inches high and 22-inches wide) in a park near the entrance of the Upper Newport Bay Nature Preserve. The panels will be installed on an assembly that will be approximately 5-1/2-feet tall and 22-inches wide. These panels will offer information regarding the use of California Native Plants in landscaping and restoration projects, the dangers of invasive plants to wildlife habitat, and description about an experiment testing irrigation methods on a coastal sage scrub restoration project. At the end of the irrigation experiment (approximately three years), a new panel regarding stewardship will replace the "irrigation experiment" panel in the same location. The remaining panels will continue to remain on site.</p>	<p>Intersection of Mesa Drive & Bayview Avenue, Newport Beach (Orange County)</p>
<p>5-07-031-W Titan Development, LLC</p>	<p>Conversion of an existing 2-unit apartment complex on a single lot into two condominium units. Four (4) parking spaces will be provided on site.</p>	<p>430 Heliotropic Avenue, Newport Beach (Orange County)</p>
<p>5-07-033-W Viola Barcus</p>	<p>Demolition of a two detached one-story single-family residences on a 4,138 square foot lot, and construction of two detached three-story single-family residences (2,350 and 2,125 square feet respectively). Each single-family residence is thirty feet high above 4th Avenue and each has a two-car garage on the ground floor.</p>	<p>250 4th Avenue, Venice (Los Angeles County)</p>
<p>5-07-046-W Roger Heartman</p>	<p>Demolition of an existing single-family dwelling and construction of a new two-story, 3,394 square foot single-family residence with an attached 518 square foot two-car garage on a bulkhead lot. In addition, there will be a 242 square foot roof deck. The maximum height of the residential structure will be 23'-6" above existing grade. Grading will consist of 210 cubic yards for recompaction purposes, which will balance on site. No work on the bulkhead is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also consists of the combination of one (1) existing approximate 2,850 square foot lot and a 475 square foot portion of another lot to create an approximate 3,325 square foot lot.</p>	<p>733 Via Lido Soud, Newport Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-055-W Michael & Gale Mullin</p>	<p>Remodel and addition to an existing 1,146 square foot one-story, single-family residence with a detached 368 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage and construction of a new 569 square foot two car garage; 2) an addition of 190 square feet to the existing 1st floor that will connect the new garage to the existing residence; and 3) a new 799 square foot 2nd floor above the new garage. Post project, the residence will be a two-story, single-family residence consisting of 2,135 square feet with an attached 569 square foot two-car garage. The maximum height of the structure will be 25'-15" above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>2661 Waverly Drive, Newport Beach (Orange County)</p>
<p>5-07-068-W A & W LLC</p>	<p>Demolition of an existing single-family dwelling and construction of a new two-story 3,478 square foot single-family residence with an attached 579 square foot two-car garage. In addition, there will be a 399 square foot roof deck. The maximum height of the structure will be 24-feet above finished grade. Grading will consist of 10 cubic yards of cut for purposes of recompaction and will be balanced on site and import of 50 cubic yards for fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>4816 Seashore Drive, Newport Beach (Orange County)</p>
<p>5-07-083-W James & Dorcen Borke</p>	<p>Demolition of two existing two-story single family dwellings and garage for the construction of a new three-story, 2,182 square foot duplex including two attached garages. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 350 cubic yards of cut and fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, rosemary, lavender and blue hibiscus.</p>	<p>600 South Bay Front, Newport Beach (Orange County)</p>
<p>5-07-095-W Kevin Mullin</p>	<p>Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one thirty-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.</p>	<p>2341 S Wilson Avenue, Venice (Los Angeles County)</p>
<p>5-07-096-W Kevin Mullen</p>	<p>Demolition of a one-story, 900 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 35-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.</p>	<p>2408 S Bryan Avenue, Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-097-W 132 28th Street H B, L L C</p>	<p>Demolition of existing single family residence and construction of a new 4,264 square foot, 30 foot high, two stories over basement with roof deck, single family residence, with private enclosed parking for two vehicles and one open guest parking space. Approximately 145 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 along side yards. Storm runoff and erosion control measures including daily cleanup, covering stockpiles and sandbagging will be in place during construction.</p>	<p>132 28th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-07-098-W William Youpel</p>	<p>Demolition of an existing single-family residence and construction of a new three-story, 1,066 sq. ft. single-family residence including an attached two-car garage. The maximum height of the residential structure will be 28 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Minimal landscaping of two 10 gallon Bougainvillea (drought tolerant, non-invasive) container planters is proposed.</p>	<p>107 24th Street, Newport Beach (Orange County)</p>
<p>5-07-100-W U S Mooring Systems Inc</p>	<p>Temporarily enlarge Rainbow Harbor's docking capacity using 580 linear feet of portable dock floats. The proposed temporary docks consist of fourteen 20'x 8' floating dock modules (280 linear feet) installed between Dock 4 and Dock 5, ten 20'x 8' floating dock modules (200 linear feet) attached to the eastern side of Pine Avenue Pier, and four 20'x 8' floating dock modules (80 linear feet) attached to the end of Pine Avenue Pier. The 280 linear feet of temporary docks between Dock 4 and Dock 5 will be secured in place using sixteen Helix anchors screwed into the harbor bottom. The 280 linear feet of temporary docks attached to Pine Avenue Pier will be secured to the existing pier structure. No new piles will be installed. No eelgrass is proposed to be impacted. The proposed development will be entirely removed from the harbor by July 31, 2007.</p>	<p>Pine Avenue Pier (Rainbow Harbor, Downtown Shoreline), Long Beach (Los Angeles County)</p>
<p>5-07-103-W KP Smith Development, LLC, Attn: Kevin Smith, Managing Member</p>	<p>Demolish existing 965 sq. ft., one-story single family dwelling and garage and construct a new three-story, 1,375 sq. ft. single-family residence including an attached 400 sq. ft. two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 165 cubic yards of cut for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.</p>	<p>130 Opal Avenue, Newport Beach (Orange County)</p>

<p>5-07-116-W Christopher Holland</p>	<p>Demolition of existing duplex and construction of a new 1,956 square foot, 30 foot high, two stories with roof deck over basement, single family residence, with private enclosed parking for two vehicles and one open guest parking space. Approximately 84 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 channeled into the on-site drainage system consisting of an infiltration pit to allow for natural percolation, excess runoff will be directed to the public storm drain system.</p>	<p>734 Bayview Drive, Hermosa Beach (Los Angeles County)</p>
<p>5-07-117-W Brendan & Jennifer Baker</p>	<p>Demolition of an existing single-family residence and construction of a new 4,041 square foot, two-story single-family residence with an attached 499 square foot two-car garage. In addition, the project will consist of a 482 square foot roof deck. The maximum height of the structure will be 25' above finished grade. Grading will consist of 10 cubic yards of cut, 65 cubic yards of import, 470 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>203 2nd Street, Seal Beach (Orange County)</p>
<p>5-07-136-W Benjamin Albertini</p>	<p>Demolition of existing single family residence and construction of a new 3,677 square foot, 30 foot high, two story single family residence, with roof deck over basement, and enclosed parking for two vehicles and two open guest parking spaces. No grading is required for the proposed project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation.</p>	<p>622 Manhattan Avenue, Hermosa Beach (Los Angeles 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>5-06-146-A1 Timothy Hogan</p>	<p>Change the approved "U" shaped dock system to a single finger comprised of a new 12' x 56' float with 5-16" diameter concrete piles. No changes to the existing gangway, pier platform or pier. The dock will be constructed of Douglas fir.</p>	<p>2124 E Balboa Bl, Newport Beach (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-04-451-E1 Calafia Partners, L.L.C., Attn: Dennis Neff</p>	<p>Construction of two new 38-foot high commercial office buildings totaling 12,300 sq.ft. with 41 parking spaces on a 26,104 sq.ft. lot. Approximately 430 cu.yds. of soil export is proposed for parking garage excavation.</p>	<p>101 Avenida Calafia, San Clemente (Orange County)</p>
<p>A-5-VEN-01-279-E2 City Of Los Angeles Department Of Public Works, Attn: Jim Doty</p>	<p>Implementation of Phase III of the Ballona Lagoon Enhancement Plan, which includes: 1) removal of encroachments and non-native vegetation from the protective lagoon buffer strip; 2) landscaping the lagoon buffer with native plants, 3) improving the west bank public access trail from Canal Court to Topsail Street, 4) construction of a split rail fence along the public access trail, and 5) construction of a public education/information area with benches near the northern end of the lagoon.</p>	<p>Ballona Lagoon west bank, Pacific Avenue from Canal Court to Via Marina, Venice (Los Angeles County)</p>
<p>5-05-021-E1 Carp-Co Inc, Attn: Sally Prusia</p>	<p>Construction of 3,024 sq.ft. 2-story, single-family residence with an attached 496 sq.ft. garage and 802 sq.ft. of attached decks on a 7,409 sq.ft. vacant coastal canyon lot.</p>	<p>329 Boca Del Canon, San Clemente (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



April 24, 2007

Thomas Hetherington
319 14th Street
Seal Beach, CA 90740

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-076 **APPLICANT:** Thomas Hetherington

LOCATION: 319 14th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 800 square foot one-story, single-family residence with a detached 424 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage and reconstruction of the garage with the same dimensions in a new location; 2) an addition of 176 square feet to the existing 1st floor; and 3) a new 976 square foot 2nd floor. Post project, the residence will be a two-story, single-family residence consisting of 1,952 square feet with a detached 424 square foot two-car garage. The maximum height of the structure will be 27'-6" above existing grade. No grading is proposed. 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 not located between the first public road and the sea. The lot size is 3,750 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 14th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING 
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



April 26, 2007

Rod A. Jeheber
410 32nd Street, Suite #202
Newport Beach, CA 92663

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-07-115 **APPLICANT:** Trent & Kristin Smith

LOCATION: 404 Evening Star Lane, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 2,724 square foot one-story single-family residence with an attached 625 square foot three-car garage. The proposed project includes: 1) a new 483 square foot 2nd floor; 2) a new 160 square foot 2nd floor balcony; and 3) a new 246 square foot roof deck. Post project the one-story single-family residence will be 3,207 square feet with a 160 square foot 2nd floor balcony and a 246 square foot roof deck with an attached 625 square foot three-car garage. The maximum height of the structure will be 24-feet above existing grade. No grading is proposed. No work on the existing bulkhead 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 lot size is 6,385 square feet and is designated as residential low density in the City of Newport Beach Land Use Plan (LUP). The subject site is a waterfront lot located adjacent to Upper Newport Bay in the City of Newport Beach. 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. Vertical public access to the Bay exists at North Star Beach and lateral public access exists along the Upper Newport Bay trail and bikeway. Diverting storm drain runoff onto permeable areas 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 May 9-11, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\Waivers\May07\5-07-115-[Smith]W(NB)

CALIFORNIA COASTAL COMMISSION

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



April 24, 2007

John F. McNeely
151 Kalmus Drive, Suite C-160
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#: 5-06-350 **APPLICANT:** Noel & Phyllis Watson

LOCATION: 800 Via Lido Nord, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story, 5,930 square foot single-family residence with a basement and an attached 774 square foot three-car garage on a bulkhead lot. The maximum height of the residential structure will be 24' above finished grade. Grading will consist of 315 cubic yards of cut, 140 cubic yards of fill, 175 cubic yards of export to a location outside of the coastal zone, and 340 cubic yards for recompaction purposes, which will balance on site. No work on the bulkhead is proposed. Dewatering will be required with the proposed project. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is a bayfront lot approximately 5,400 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The existing public sidewalk between the subject site and the bay provides lateral access and public recreation opportunities. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 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

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\May07\5-06-350-[Watson]DW(NB)

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April 24, 2007

County of Orange
Department of Beaches, Harbors and Parks
Attn: Kevin Thomas, Director
300 North Flower Street
Santa Ana, CA 92703

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#: 5-06-432

APPLICANT: County of Orange, Attn: Kevin Thomas, Director

LOCATION: Intersection of Mesa Drive and Bayview Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: The project involves the installation of three (3) interpretive panels (35-inches high and 22-inches wide) in a park near the entrance of the Upper Newport Bay Nature Preserve. The panels will be installed on an assembly that will be approximately 5-1/2-feet tall and 22-inches wide. These panels will offer information regarding the use of California Native Plants in landscaping and restoration projects, the dangers of invasive plants to wildlife habitat, and description about an experiment testing irrigation methods on a coastal sage scrub restoration project. At the end of the irrigation experiment (approximately three years), a new panel regarding stewardship will replace the "irrigation experiment" panel in the same location. The remaining panels will continue to remain on site.

RATIONALE: The project is located between the first public road and the sea. The proposed project will result in the installation of interpretive panels that will provide information regarding California Native Plants. Access to the Newport Bay Nature Preserve is available near the project site. The panels will be located in a permeable area where runoff can permeate and therefore is consistent with the marine protection policies of the Coastal Act. 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 May 9-11, 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

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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April 24, 2007

David W. Graves, P.E.
2620 Canto Rompeolas
San Clemente, CA 92673

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#: 5-07-031**APPLICANT:** Titan Development Co., LCC**LOCATION:** 430 Heliotrope Avenue, Corona del Mar, Newport Beach (Orange County)**PROPOSED DEVELOPMENT:** Conversion of an existing 2-unit apartment complex on a single lot into two condominium units. Four (4) parking spaces will be provided on site.

RATIONALE: The subject site is a 4,720 square foot inland lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed development consists of a conversion of a two-unit apartment complex into two condominium units. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion Order E-77-5 for single-family and two-family dwellings. Demolition and construction of the new structures has been approved by the City pursuant to the Categorical Exclusion Order. Although construction of the units is excluded from CDP requirements, the condominium conversion does not qualify for exclusion. Nevertheless, the proposed development meets the Commission's typically applied parking requirement of two parking spaces per residential unit and is consistent with the pattern of development in the area. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 9-11, 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

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



April 20, 2007

David Hertz Architects, Inc.
2908 Colorado Boulevard
Santa Monica, CA 90404

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: 5-07-033**APPLICANT:** Viola Barcus**LOCATION:** 250 4th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two detached one-story single-family residences on a 4,138 square foot lot, and construction of two detached three-story single-family residences (2,350 and 2,125 square feet respectively). Each single-family residence is thirty feet high above 4th Avenue and each has a two-car garage on the ground floor.

RATIONALE: The proposed project, which is located five blocks inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #ZA-2006-4941, 1/31/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that no affordable housing units currently exist on the site. The proposed project conforms with the Commission's thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed two single-family residences: two two-car garages plus one guest parking space, all accessed from the side 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 (630 square feet of permeable area will be maintained on the 4,138 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 **May 10, 2007 meeting in San Pedro** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



April 23, 2007

Eric Mossman, A.I.A., Architect
2025 West Balboa Boulevard, Suite B
Newport Beach, CA 92663

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

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

WAIVER#: 5-07-046 **APPLICANT:** Roger Heartman

LOCATION: 733 Via Lido Soud, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story, 3,394 square foot single-family residence with an attached 518 square foot two-car garage on a bulkhead lot. In addition, there will be a 242 square foot roof deck. The maximum height of the residential structure will be 23'-6" above existing grade. Grading will consist of 210 cubic yards for recompaction purposes, which will balance on site. No work on the bulkhead is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. The project also consists of the combination of one (1) existing approximate 2,850 square foot lot and a 475 square foot portion of another lot to create an approximate 3,325 square foot lot.

RATIONALE: The subject site is a bayfront lot approximately 3,325 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available approximately 250-feet east of the project site at the Via Waziers street end. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 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

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\May07\5-07-046-[Heartman]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



April 24, 2007

Steven R. Sloan, Architect
462 Flower Street.
Costa Mesa, CA 92627

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#: 5-07-055**APPLICANT:** Michael & Gale Mullin**LOCATION:** 2661 Waverly, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 1,146 square foot one-story, single-family residence with a detached 368 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage and construction of a new 569 square foot two car garage; 2) an addition of 190 square feet to the existing 1st floor that will connect the new garage to the existing residence; and 3) a new 799 square foot 2nd floor above the new garage. Post project, the residence will be a two-story, single-family residence consisting of 2,135 square feet with an attached 569 square foot two-car garage. The maximum height of the structure will be 25'-15" above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 4,000 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot, but is located between the first public road (Coast Highway) and the sea. The subject site is located in the locked gate community of Bay Shores in the City of Newport Beach. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist upcoast adjacent to the Bayshores Community at the Balboa Bay Club. 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. Diverting storm drain runoff onto permeable areas 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 May 9-11, 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

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\May07\5-07-055-[Mullin]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



April 23, 2007

G. Robert Ensign, A.I.A., Architect
2214 Port Lerwick
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#: 5-07-068 **APPLICANT:** A & W, LLC


LOCATION: 4816 Seashore Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story 3,478 square foot single-family residence with an attached 579 square foot two-car garage. In addition, there will be a 399 square foot roof deck. The maximum height of the structure will be 24-feet above finished grade. Grading will consist of 10 cubic yards of cut for purposes of recompaction and will be balanced on site and import of 50 cubic yards for fill. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 3,200 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists approximately 75-feet west of the project site at the 49th Street, street end. 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 May 9-11, 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

KARL SCHWING 
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\May07\5-07-068-[A & W, LLC]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



April 24, 2007

Ian J.N. Harrison, Architect
3535 East Coast Highway #301
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#: 5-07-083**APPLICANT:** James and Doreen Borke**LOCATION:** 600 South Bay Front, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of two existing two-story single family dwellings and garage for the construction of a new three-story, 2,182 square foot duplex including two attached garages. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 350 cubic yards of cut and fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, rosemary, lavender and blue hibiscus.

RATIONALE: The Commission previously issued waiver 5-06-169-W for a lot line adjustment which divided three standard thirty foot wide lots into two forty-five foot wide lots. The proposal is to construct a duplex on the lot which is now 600 S. Bay Front. The subject site is a 3,880 square foot lot designated high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on a bulkhead front lot of Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) by providing a two-car garage for one unit and a one-car garage and an uncovered parking space on site for the second unit. The project is designed to be compatible with the character of the surrounding development. Drainage from the site will be captured by downspouts and drainage swales and infiltrated through French drains, trench drains, and bottomless catch basins, surrounding the proposed dwelling to avoid surface runoff. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 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 is validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWARTZ
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



April 20, 2007

Gary Silverston, Architect
11508 W. Pico Boulevard
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: 5-07-095**APPLICANT:** Kevin Mullen**LOCATION:** 2341 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one thirty-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-1182-VSO-MEL, 3/9/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area (the 100 square foot roof access structure is part of the structure that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence (two-car garage and two uncovered spaces on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,722 square feet of permeable area will be maintained on the 3,600 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **May 10, 2007 meeting in San Pedro** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



April 20, 2007

Gary Silverston, Architect
11508 W. Pico Boulevard
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: 5-07-096**APPLICANT:** Kevin Mullen**LOCATION:** 2408 Bryan Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 900 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 35-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-1183-VSO-MEL, 3/9/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area (the proposed 100 square foot roof access structure and roof deck railings are part of the structure that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence: a two-car garage and two uncovered spaces on the driveway. There is no rear alley, so the on-site parking is accessed from Bryan Avenue). 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 (1,538 square feet of permeable area will be maintained on the 3,920 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 **May 10, 2007 meeting in San Pedro** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



April 3, 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#: 5-07-097

APPLICANT: 132 28th Street H B, LLC

LOCATION: 132 28th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 4,264 square foot, 30 foot high, two stories over basement with roof deck, single family residence, with private enclosed parking for two vehicles and one open guest parking space. Approximately 145 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 along side yards. Storm runoff and erosion control measures including daily cleanup, covering stockpiles and sandbagging will be in place during construction.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 300 feet inland from the beach on a 2,475 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 9 - 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

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



April 30, 2007

Phil Henry c/o The Waring Group
1055 N. Van Ness #Q
Fresno, CA 93728

**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#: 5-07-098 **APPLICANT:** William Youpel

LOCATION: 107 24th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story, 1,066 sq. ft. single-family residence including an attached two-car garage. The maximum height of the residential structure will be 28 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Minimal landscaping of two 10 gallon Bougainvillea (drought tolerant, non-invasive) container planters is proposed.

RATIONALE: The subject site is a 1,728 square foot lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot of Balboa Peninsula. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Water quality best management practices are proposed during and after construction. The drainage system is designed to retain concentrated and surface sheet flow within the site. Drainage from the front of the lot will be directed via drainage swale to a 15" deep French drain prior to draining to the street. Drainage at the rear of the lot will also be directed to another 15" deep French drain prior to draining to the alley. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Public coastal access is available approximately 500 feet west of the site. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 9-11, 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

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



April 20, 2007

Michael Rawlings, U.S. Mooring Systems, Inc.
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: 5-07-100

APPLICANT: U.S. Mooring Systems, Inc.

LOCATION: Pine Avenue Pier, Rainbow Harbor, Downtown Shoreline, City of Long Beach.

PROPOSED DEVELOPMENT: Temporarily enlarge Rainbow Harbor's docking capacity using 580 linear feet of portable dock floats. The proposed temporary docks consist of fourteen 20'x 8' floating dock modules (280 linear feet) installed between Dock 4 and Dock 5, ten 20'x 8' floating dock modules (200 linear feet) attached to the eastern side of Pine Avenue Pier, and four 20'x 8' floating dock modules (80 linear feet) attached to the end of Pine Avenue Pier. The 280 linear feet of temporary docks between Dock 4 and Dock 5 will be secured in place using sixteen Helix anchors screwed into the harbor bottom. The 280 linear feet of temporary docks attached to Pine Avenue Pier will be secured to the existing pier structure. No new piles will be installed. No eelgrass is proposed to be impacted. The proposed development will be entirely removed from the harbor by July 31, 2007.

RATIONALE: The project site is within the waters of Rainbow Harbor. The public pier and adjoining Rainbow Harbor Esplanade will remain open to the general public. The proposed development will provide additional docking space necessary for the Mayor's Cup sailboat race, the annual Powerboat Festival, and the bi-annual Transpac Regatta. All three recreational boating events will take place during July 2007 and will use the proposed temporary development for docking of participants' and guest's vessels. An underwater survey conducted by Tetra Tech, Inc. on March 15, 2007 found no eelgrass or *Caulerpa taxifolia* to be present in the project area. The docks will be floated in and then installed. Set up will take approximately four days during the last week of June 2007, and removal will be completed by July 31, 2007. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. 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 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 **May 10, 2007 meeting in San Pedro** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



April 24, 2007

Ian J.N. Harrison, Architect
3535 East Coast Highway #301
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#: 5-07-103 **APPLICANT:** KP Smith Development, LLC/Waterpointe Development

LOCATION: 130 Opal Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolish existing 965 sq. ft., one-story single family dwelling and garage and construct a new three-story, 1,375 sq. ft. single-family residence including an attached 400 sq. ft. two-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 165 cubic yards of cut for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.

RATIONALE: The subject site is a 2,550 square foot lot designated high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot of Balboa Island which is between the first public road and the sea. 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. Water quality best management practices are proposed during and after construction. The drainage system is designed to retain concentrated and surface sheet flow within the site. Run-off from the front of the lot will be directed to planters, surface area drains and downspouts will be directed to trench drains, and bottomless catch basins. Drainage at the rear of the lot will be directed over a French drain prior to draining to the alley. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 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

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



April 10, 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#: 5-07-116

APPLICANT: Christopher Holland

LOCATION: 734 Bayview Drive, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing duplex and construction of a new 1,956 square foot, 30 foot high, two stories with roof deck over basement, single family residence, with private enclosed parking for two vehicles and one open guest parking space. Approximately 84 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 channeled into the on-site drainage system consisting of an infiltration pit to allow for natural percolation, excess runoff will be directed to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 600 feet inland from the beach on a 1,250 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 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 **May 9-11, 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

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



April 25, 2007

Mark Coppess
19632 Roderick Lane
Huntington Beach, CA 92646

**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#: 5-07-117 **APPLICANT:** Brendan Baker

LOCATION: 203 2nd Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 4,041 square foot, two-story single-family residence with an attached 499 square foot two-car garage. In addition, the project will consist of a 482 square foot roof deck. The maximum height of the structure will be 25' above finished grade. Grading will consist of 10 cubic yards of cut, 65 cubic yards of import, 470 cubic yards for recompaction purposes, which will balance on site. 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 3,525 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of 2nd 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 May 9-11, 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

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



April 25, 2007

Attn: Carlos Alvarado
5009 Asteria St.
Torrance, CA 90503

**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#: 5-07-136

APPLICANT: Benjamin Albertini

LOCATION: 622 Manhattan Avenue, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,677 square foot, 30 foot high, two story single family residence, with roof deck over basement, and enclosed parking for two vehicles and two open guest parking spaces. No grading is required for the proposed project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas 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 400 feet inland from the beach on a 2,500 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 9-11, 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

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

**5-06-146-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: April 27, 2007
SUBJECT: Coastal Development Permit No. 5-06-146 granted to Timothy Hogan for:

Remove an existing "U" shaped dock system and install a new dock system consisting of: 6' x 75' fingers, a 6' x 19' backwalk, 5-16" diameter concrete piles, re-using an existing 3' x 24' gangway, a 5' x 36' approach with 2-14" "T" piles, and a 10' x 14' pier platform with 4-12" diameter concrete piles. The dock will be constructed of Douglas fir.

PROJECT SITE: 2124 East Balboa Boulevard, Newport Beach (Orange County)

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

Change the approved "U" shaped dock system to a single finger comprised of a new 12' x 56' float with 5-16" diameter concrete piles. No changes to the existing gangway, pier platform or pier. The dock will be constructed of Douglas fir.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to marine resources or water quality. The proposed amendment is consistent with the underlying permit approval (CDP NO. 5-06-146) and 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.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

(5-04-451-E1)**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

27 April 2007

Notice is hereby given that **Calafia Partners, LLC** has applied for a one-year extension of Coastal Development Permit **5-04-451**, as amended, granted by the California Coastal Commission on **March 16, 2005** for:

Construction of two new 38-foot high commercial office buildings totaling 12,300 square feet with 41 parking spaces on a 26,104 square foot vacant lot. Approximately 430 cubic yards of soil export is proposed for parking garage excavation.

At: **101 Avenida Calafia, City of San Clemente, County of Orange County**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Lilitana Roman
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT
5-01-257 and A-5-VEN-01-279**

27 April 2007

Notice is hereby given that Los Angeles Bureau of Engineering has applied for a one year extension of Permit #5-01-257 and A-5-VEN-01-279 granted by the California Coastal Commission

for: (5-01-257) Implementation of Phase III of the Ballona Lagoon Enhancement Plan, which includes: 1) stabilizing the west bank of the lagoon with native plant landscaping, 2) improvement of the existing west bank public access trail from Canal Court to Topsail Street, 3) construction of a split rail fence along the public access trail, and 4) construction of a public education/information area with benches at the north end of the lagoon.

And

(A-5-VEN-01-279) Implementation of Phase III of the Ballona Lagoon Enhancement Plan, which includes: 1) stabilizing the west bank of the lagoon with native plant landscaping, 2) improvement of the existing west bank public access trail from Canal Court to Topsail Street, 3) construction of a split rail fence along the public access trail, and 4) construction of a public education/information area with benches at the north end of the lagoon.

at: Ballona Lagoon West Bank, Pacific Ave., From Canal Court To Via Marina, Venice (Los Angeles County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Charles Posner
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

(5-05-021-E1)

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

27 April 2007

Notice is hereby given that **Carp-Co Inc.** has applied for a one-year extension of Coastal Development Permit **5-05-021**, as amended, granted by the California Coastal Commission on **June 7, 2005** for:

Construction of a 3,024 square foot, 2-story single-family residence with an attached 496 square foot garage and 802 square feet of attached decks on a 7,409 square foot vacant coastal canyon lot.

At: 329 Boca del Canon, City of San Clemente, County of Orange County

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Lilitana Roman
Coastal Program Analyst