

CALIFORNIA COASTAL COMMISSION

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



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

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 14, 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 **June 14, 2007** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

REGULAR WAIVERS

1. 5-07-151-W Jim Whitmore (Newport Beach, Orange County)
2. 5-07-175-W Richard & Patti Herdell (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-06-291-W Ryan Vitt (Newport Beach, Orange County)
2. 5-07-008-W Richard Roberts (Newport Beach, Orange County)
3. 5-07-061-W Richard & Lynette Berg (Newport Beach, Orange County)
4. 5-07-074-W Billie & Emilio Diaz (Seal Beach, Orange County)
5. 5-07-075-W Lori Brandt & Garry Hofer (Seal Beach, Orange County)
6. 5-07-083-W James & Doreen Borke (Newport Beach, Orange County)
7. 5-07-106-W John J & Stacy E Gavin (Laguna Beach, Orange County)
8. 5-07-119-W Gregory Ginter (Santa Monica, Los Angeles County)
9. 5-07-128-W Scott Immirgut (Venice, Los Angeles County)
10. 5-07-132-W Tom Nicholson (Newport Beach, Orange County)
11. 5-07-133-W Max And Michelle Brooks (Venice, Los Angeles County)
12. 5-07-134-W Linda L L Miller (Venice, Los Angeles County)
13. 5-07-135-W Michael D Preston (Newport Beach, Orange County)
14. 5-07-138-W James K Bell (Pacific Palisades, Los Angeles County)
15. 5-07-139-W Patricia Chu (Pacific Palisades, Los Angeles County)
16. 5-07-140-W Ernest M Bakenie (Newport Beach, Orange County)
17. 5-07-142-W Derek Rowland (Pacific Palisades, Los Angeles County)
18. 5-07-145-W Kemper & Joann Shaw Trustees For Kemper Shaw Family Living Trust (Hermosa Beach, Los Angeles County)
19. 5-07-146-W Frederick Keeve; Ricky Yeager (Venice, Los Angeles County)
20. 5-07-147-W Lodes & Ted Nark (Newport Beach, Orange County)
21. 5-07-149-W Willian And Lenore Regueira (Venice, Los Angeles County)
22. 5-07-150-W Wynola, LLC (Pacific Palisades, Los Angeles County)
23. 5-07-154-W William & Kristina Frey (Newport Beach, Orange County)
24. 5-07-156-W Brian Kelca (Hermosa Beach, Los Angeles County)
25. 5-07-157-W Kevin Mullen (Venice, Los Angeles County)
26. 5-07-161-W Armando & Carmen Sivilla (Venice, Los Angeles County)
27. 5-07-162-W Armando & Carmen Sivilla (Venice, Los Angeles County)
28. 5-07-167-W Tidelands Oil Production Company (Wilmington, Los Angeles County)
29. 5-07-170-W Daniel Globber (Hermosa Beach, Los Angeles County)

EMERGENCY PERMITS

1. 5-07-192-G County Of Orange, Attn: Nardy Drew (San Clemente, Orange County)

EXTENSION - IMMATERIAL

1. 5-04-171-E1 James N. & Julie Jungwirth (Venice, Los Angeles County)
2. 5-03-078-E2 Greg And Anne Buchanan (Huntington Beach, Orange County)
3. A-5-LOB-04-222-E1 City Of Long Beach/Department Of Park, Recreation & Marine, Attn: Anthony Arevalo, Project Mgr. (Long Beach, Los Angeles County)

TOTAL OF 35 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>
5-07-151-W Jim Whitmore	Remodel and addition to an existing 1,526 square foot one-story, single-family residence with an attached 398 square-foot garage. The project more specifically consists of: 1) demolition of 193 square feet of living space to the first floor; 2) addition of 81 square feet of living space to the first floor; 3) a new 1,143 square-foot 2nd floor; and 4) a new 132 square-foot golf cart garage. The project will result in a two-story, single-family residence consisting of 2,557 square feet of living space with an attached 433 square-foot two-car garage and a 132 square-foot golf cart garage. The maximum height of the structure will be 24'7" above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas and on-site drainage system before entering the main storm drain system.	2506 Crestview Dr, Newport Beach (Orange County)
5-07-175-W Richard & Patti Herdell	Addition of 1,306 square feet to an existing ground floor retail space (San Clemente Art Supply), and 1,038 square feet of storage space in a new basement, to a 4,564 square foot historic mixed-use building. No changes to the existing second story residential unit are proposed. The resultant structure will be a two-story, plus basement, 6,908 square foot mixed-use building. Grading to excavate for the basement is proposed. The site is served by 23 existing parking spaces in a paved lot.	1533 N. El Camino Real, San Clemente (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-291-W Ryan Vitt	Demolition of an existing duplex and construction of a new three-story 3,812 square foot duplex with two attached garages (a one-car garage and a two-car garage) totaling 408 square feet and a one-car carport. In addition, there will be a total of approximately 600 square feet for two roof decks. The maximum height of the structure will be 29-feet above finished grade. There will be a minor amount of grading for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	401 38th Street, Newport Beach (Orange County)

5-07-008-W Richard Roberts	Remodel existing 2,565 sq. ft. two-story, two-unit condominium with the addition of 435 sq. ft. (16% internal floor area), a new pitched gable roof and roof deck. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system. No landscaping changes are proposed.	311 32nd Street, Newport Beach (Orange County)
5-07-061-W Richard & Lynette Berg	Demolition of an existing single-family residence and construction of a new two-story 4,490 square foot single-family residence with two attached garages (a one-car garage and a two-car garage) totaling 1,126 square feet. The maximum height of the residential structure will be 26'-2" above finished grade. Grading will consist of 1,400 cubic yards of recompaction, which will balance on site, 40 cubic yards of cut, 50 cubic yards of import and 90 cubic yards of fill. Bulkhead work will consist of a new cap on the top edge of the wall (coping), new tie back rods, and new deadmen. All bulkhead work will take place on the landward side of the existing bulkhead. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	2672 Bayshore Drive, Newport Beach (Orange County)
5-07-074-W Billie & Emilio Diaz	Demolition of an existing single-family residence and construction of a new 3,399 square foot, two-story single-family residence with an attached 530 square foot two-car garage. In addition, the project will consist of a total of 610 square feet for 2nd floor decks and a 364 square foot roof deck. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 34 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.	729 South Shore, Seal Beach (Orange County)
5-07-075-W Lori Brandt & Garry Hofer	Demolition of an existing single-family residence and construction of a new 2,264 square foot, two-story single-family residence with an attached 444 square foot two-car garage. In addition, the project will consist of a total of a 286 square foot roof deck. The maximum height of the structure will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	308 17th Street, Seal Beach (Orange County)
5-07-083-W James & Doreen Borke	Demolition of two existing two-story single family dwellings and garage for the construction of a new three-story, 4,527.25 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.	600 South Bay Front, Newport Beach (Orange County)

5-07-106-W John J & Stacy E Gavin	Lot-line adjustment to modify interior lot line between the applicants property and the property owner at 1 Cabrillo Way, resulting in a minor reconfiguration of an existing common property line, which would result in an almost equal distribution of approximately 300 square feet of property between the two parcels. The resultant lot sizes would be 11,138 square feet for 49 S. Portola and 13,045 square feet for 1 Cabrillo Way, respectively.	49 S Portola & 1 Cabrillo Way, Laguna Beach (Orange County)
5-07-119-W Gregory Ginter	Demolition of an existing single-family residence and construction of a 3,750 square foot, 23-foot high, two-story, single-family residence with an attached two-car garage, on a 4,788 square foot lot.	518 Marine Street, Santa Monica (Los Angeles County)
5-07-128-W Scott Immirgut	Demolition of a one-story, 1,331 square foot single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,775 square foot single-family residence with an attached two-car garage on a 5,157 square foot lot.	2800 Clune Avenue, Venice (Los Angeles County)
5-07-132-W Tom Nicholson	Lot-line adjustment to modify interior lot line between the applicant's property and the property owner at 215 Jasmine Ave., resulting in a minor reconfiguration of an existing common property line, which would result in two 4,720 square-foot lots.	213 & 215 Jasmine Avenue, Newport Beach (Orange County)
5-07-133-W Max And Michelle Brooks	Demolish all structures on Lot No. 14 (a one-story, 855 square foot single-family residence and a detached garage) and construct a 26-foot high two-car garage with a 485 square foot second floor recreation room. Tie Lot No. 14 to the adjacent lot (Lot No. 13 - 816 Marco Place) which is occupied by the applicants' existing two-story single-family residence.	814-816 Marco Place (Lot Nos. 14 & 13, Block 10, Venice Annex), Venice (Los Angeles County)
5-07-134-W Linda L L Miller	Convert an existing one-story, nineteen-foot high duplex into a two-story, 28-foot high, 840 square foot single-family residence (with a new four-car garage on the ground floor) on a 3,690 square foot lot with an existing one-story, 935 square foot single-family residence. Four on-site parking spaces will serve the resulting two residential units. Also, replace all concrete in the front (including portion of Ozone Avenue right-of-way) and middle yards with pavers spaced apart for water permeability, and install new perimeter fence (not exceeding 42 inches in the right-of-way).	52 & 52 1/2 Ozone Avenue, Venice (Los Angeles County)
5-07-135-W Michael D Preston	Remodel existing 1,558 square-foot, two-story, two-unit duplex with an attached 402 square-foot two car garage by replacing the existing flat roof with a new pitched roof. No new square-footage is being added. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system.	1912 W Oceanfront, Newport Beach (Orange County)
5-07-138-W James K Bell	Demolition of an existing single-family residence and construction of a two-story, with basement, 4,780 square foot, 28-foot high (finished grade), single-family residence with attached two-car garage, and 570 cubic yards of grading.	641 Las Casas Avenue, Pacific Palisades (Los Angeles County)

5-07-139-W Patricia Chu	Demolition of an existing single-family residence and construction of a three-story over basement level, 33-foot high, 6,779 square-foot single-family residence, with a 635 square-foot 3-car garage on a 9,297 square-foot lot. Includes the export of 347 cubic yards of soil.	16988 W. Marquez Avenue, Pacific Palisades (Los Angeles County)
5-07-140-W Ernest M Bakenie	Demolition of an existing single-family residence and construction of a new three-story, 3,193 square-foot duplex with attached two-car garage and two carport spaces. The maximum height of the residential structure will be 29-feet above finished grade. Drainage from the roof and surface water will be directed to on-site drainage system before entering the main storm drain system.	1617 W Balboa Blvd, Newport Beach (Orange County)
5-07-142-W Derek Rowland	Convert existing attic space to 1,000 square feet of habitable space, and enclose 220 square foot deck of an existing 1,580 square foot single-family residence and guesthouse.	17737 W Porto Marina Way, Pacific Palisades (Los Angeles County)
5-07-145-W Kemper & Joann Shaw Trustees For Kemper Shaw Family Living Trust	Demolition of existing single family residence and construction of a new 3,428 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. Approximately 168 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation, excess overflow will be directed to the public storm drain system.	309 26th Street, Hermosa Beach (Los Angeles County)
5-07-146-W Frederick Keeve Ricky Yeager	Demolition of a one-story, 684 square foot single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,127 square foot single-family residence with an attached two-car garage on a 3,485 square foot lot.	825 Howard Street, Venice (Los Angeles County)
5-07-147-W Lordes & Ted Nark	Demolition of an existing single-family dwelling and construction of a new three-story 2,719 square foot single-family residence with an attached 398 square foot two-car garage. In addition, there will be a total of 181 square feet for decks and a 419 square foot roof deck. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 165 cubic yards for purposes of recompaction and will be balanced on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	118 Sapphire Avenue, Newport Beach (Orange County)
5-07-149-W Willian And Lenore Regueira	Construction of a two-story, thirty-foot high, 1,888 square foot single-family residence with an attached two-car garage on a 5,798 square foot lot with an existing one-story, 1,326 square foot single-family residence. Four on-site parking spaces will serve the resulting two residential units.	605 Flower Avenue, Venice (Los Angeles County)
5-07-150-W Wynola, LLC	Demolition of an existing single-family residence and construction of a two-story over basement level, 37-foot high (as measured from centerline of frontage road), 7,357 square-foot single-family residence, with a 417 square-foot, 2-car garage on a 10,137 square-foot lot. The proposed project includes the export of 1,100 cubic yards of soil.	450 Wynola Street, Pacific Palisades (Los Angeles County)

5-07-154-W William & Kristina Frey	Remodel of an existing 2,389.7 square foot two-story, two unit duplex with the addition of a 296 square foot third floor bedroom and 405.9 square foot third floor deck, resulting in a 2,685.7 square foot three-story, single-family residence with attached one-car garage and additional carport. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.	6707 & 6709 Seashore Dr., Newport Beach (Orange County)
5-07-156-W Brian Kelca	Reconstruction and addition to an existing duplex, the proposed development includes a new three car garage, and a new second and third story with a roof deck resulting in an addition of 1,337 square feet to the existing structure and a total of 6 on-site parking places for the duplex. No grading is proposed as a part of this project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation, excess overflow will be directed to the public storm drain system.	19 9th Street, Hermosa Beach (Los Angeles County)
5-07-157-W Kevin Mullen	Demolition of a one-story, 930 square-foot single-family residence, and construction of a two-story, 25-foot high (with one 34-foot high roof access structure), 2,806 square-foot single-family residence with an attached two-car garage.	2429 Wilson Avenue, Venice (Los Angeles County)
5-07-161-W Armando & Carmen Sivilla	Demolition of a 1,473 square foot duplex that occupies two abutting 25'x 90' lots (Lot Nos. 29 & 30, Block 3, Tract 9358), and construction on Lot No. 29 of a two-story, 25-foot high, 2,014 square foot single-family residence with an attached two-car garage.	530 Grand Boulevard, Venice (Los Angeles County)
5-07-162-W Armando & Carmen Sivilla	Demolition of a 1,473 square foot duplex that occupies two abutting 25'x 90' lots (Lot Nos. 29 & 30, Block 3, Tract 9358), and construction on Lot No. 30 of a two-story, 25-foot high, 2,014 square foot single-family residence with an attached two-car garage.	532 Grand Boulevard, Venice (Los Angeles County)
5-07-167-W Tidelands Oil Production Company	Remove approximately 60,000 lineal feet of 2 to 12 inch abandoned above ground pipelines, including pipe supports and related appurtenances within a 118 acre former oil producing field. All lines will be cleaned and disposed of off-site in an approved facility per Southern California Air Quality Management District guidelines.	611 Henry Ford Avenue, Wilmington (Los Angeles County)
5-07-170-W Daniel Glober	Remodel and addition to an existing single family residence, including a new second story and a roof deck with a mezzanine resulting in an addition of 1,287 square feet to the existing structure. The residence will maintain the existing three on-site parking spaces. No grading is proposed as a part of this project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.	42 9th Street, Hermosa Beach (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-192-G County Of Orange, Attn: Nardy Drew	Excavate a 12 foot wide (bottom) notch with side slopes of 3:1 from the sand berm that has formed in front of the Prima Deshecha Cañada (M01) channel outlet to re-establish the currently impeded water flow perpendicular to the shoreline at Poche Beach for flood control purposes and restoration of adequate public access to the beach. The dredged material will be placed on the adjacent beach above the high tide line, avoiding the areas where grunion spawning activities have recently been documented.	Poche Beach Outlet, San Clemente (Orange County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-171-E1 James N. & Julie Jungwirth	Demolition of a one-story single-family residence, adjustment of the southern lot line, and construction of a three-story, 29.5-foot high, 4,170 square foot single-family residence with an attached two-car garage on a canal-fronting lot.	3005 Grand Canal, Venice (Los Angeles County)
5-03-078-E2 Greg And Anne Buchanan	Installation of 5/8 inch thick plastic sheet pile adjacent to the outside facing of the existing bulkhead. The plastic sheet pile reinforcement is proposed to run the 50 foot width of the property.	16822 Baruna Lane, Huntington Beach (Orange County)
A-5-LOB-04-222-E1 City Of Long Beach/Department Of Park, Recreation & Marine, Attn: Anthony Arevalo Project	Bixby Park Redevelopment Plan: grading and stabilization of the coastal bluff at Bixby Park, and improvements to the portion of the park situated on the bluff face and the public beach, including: a path and 3.5-foot high railing along the top edge of the bluff, landscaping the bluff face with native California vegetation, two stairways and one ramp on the bluff face to provide public access from the top of bluff to the beach, a skating plaza and 199-seat amphitheater at the bottom of the bluff, realignment of the beach bike path, a children's playground on the beach, and the replacement of a public bathroom on the beach.	2300 E. Ocean Blvd., Long Beach (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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May 31, 2007

Mike Hayden
1031 Marine Dr.
Laguna Beach, CA 92651

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

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

WAIVER#: 5-07-151 **APPLICANT:** Jim Whitmore

LOCATION: 2506 Crestview Dr., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 1,526 square foot one-story, single-family residence with an attached 398 square-foot garage. The project more specifically consists of: 1) demolition of 193 square feet of living space to the first floor; 2) addition of 81 square feet of living space to the first floor; 3) a new 1,143 square-foot 2nd floor; and 4) a new 132 square-foot golf cart garage. The project will result in a two-story, single-family residence consisting of 2,557 square feet of living space with an attached 433 square-foot two-car garage and a 132 square-foot golf cart garage. The maximum height of the structure will be 24'7" above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas and on-site drainage system 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 exists 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 June 13-15, 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

CALIFORNIA COASTAL COMMISSION

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May 31, 2007

Michael Luna and Associates
31681 Camino Capistrano, Ste. 102
San Juan Capistrano, CA 92675

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 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 #: 5-07-175

APPLICANT: Richard and Patti Herdell

LOCATION: 1533 N. El Camino Real, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Addition of 1,306 square feet to an existing ground floor retail space (San Clemente Art Supply), and 1,038 square feet of storage space in a new basement, to a 4,564 square foot historic mixed-use building. No changes to the existing second story residential unit are proposed. The resultant structure will be a two-story, plus basement, 6,908 square foot mixed-use building. Grading to excavate for the basement is proposed. The site is served by 23 existing parking spaces in a paved lot.

RATIONALE: The subject site is a 19,979 square foot inland lot in the City of San Clemente. The site is not located on a coastal bluff or coastal canyon. The site is designated MU3-p-A (Mixed Use) in the certified LUP. Some commercial projects which are sited on inland lots in San Clemente are excluded from coastal development permit (CDP) requirements under Categorical Exclusion Order E-82-1. However, the proposed project does not qualify for exclusion from CDP requirements because it required the approval of a Minor Cultural Heritage Permit and Site Plan Permit. Nevertheless, the proposed project meets current local zoning requirements and is designed to be compatible with the character of surrounding development. In addition, the proposed project provides parking which exceeds the City's parking requirement of 1 space per every 400 square feet of commercial floor area and 2 spaces per residential unit. Based on City parking standards, the retail use requires 11 parking spaces, storage requires 4 spaces, and the residential unit requires 2 spaces, for a total of 17 spaces required. Within San Clemente's Coastal Zone, the Commission typically applies the City's parking standards. Public coastal access exists in the project vicinity at the North Beach access point, approximately 0.50 miles southwest of the subject site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Supervisor, Regulation & Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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May 29, 2007

Barry Walker
P.O. Box 11658
Newport Beach, CA 92658

**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#: 5-06-291 **APPLICANT:** Ryan Vitt

LOCATION: 401 38th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a new three-story 3,812 square foot duplex with two attached garages (a one-car garage and a two-car garage) totaling 408 square feet and a one-car carport. In addition, there will be a total of approximately 600 square feet for two roof decks. The maximum height of the structure will be 29-feet above finished grade. There will be a minor amount of grading for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,838 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 Newport Harbor is available near the site at the end of Marcus Avenue. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June07\5-06-291-[Vitt]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



May 31, 2007

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

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

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

WAIVER#: 5-07-008 **APPLICANT:** Richard J. Roberts


LOCATION: 311 32nd Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel existing 2,565 sq. ft. two-story, two-unit condominium with the addition of 435 sq. ft. (16% internal floor area), a new pitched gable roof and roof deck. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system. No landscaping changes are proposed.

RATIONALE: The subject site is a 2,375 square foot lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located within 300 feet of the sea on Balboa Peninsula. The existing condo-duplex provides only one parking space per unit. The Commission typically requires two spaces per unit. The site is only 25 feet wide. The existing two-car garage is 19 feet wide. The site cannot accommodate additional on-site spaces without requiring complete demolition of the existing dwelling. A limited amount of demolition is required for the proposed 435 sq. ft. addition and 471 sq. ft. roof deck; insufficient to address the site's parking deficiency. The addition is not located in an area that could accommodate parking. If demolition and/or construction is proposed at the site in the future, the provision of additional parking spaces will be evaluated at that time. The project 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 catch basins prior to draining to the street. Drainage at the rear of the lot will also be directed to bottomless catch basins 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. In addition, 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a 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



May 29, 2007

Ritner Group, Inc.
Attn: Roger Mondragon
20341 SW Birch Street, Suite #100
Newport Beach, CA 92660

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

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

WAIVER#: 5-07-061 **APPLICANT:** Richard & Lynette Berg

LOCATION: 2672 Bayshore Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story 4,490 square foot single-family residence with two attached garages (a one-car garage and a two-car garage) totaling 1,126 square feet. The maximum height of the residential structure will be 26'-2" above finished grade. Grading will consist of 1,400 cubic yards of recompaction, which will balance on site, 40 cubic yards of cut, 50 cubic yards of import and 90 cubic yards of fill. Bulkhead work will consist of a new cap on the top edge of the wall (coping), new tie back rods, and new deadmen. All bulkhead work will take place on the landward side of the existing bulkhead. 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 10,999 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is a bay front lot located between the first public road and the sea and 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 exists in the area across the channel from the Bayshores community along the public walkways on Lido Island and Balboa Island. 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 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June07\5-07-061-[Berg]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



May 29, 2007

TKR Construction
Attn: Sack Rattan
10389 Los Alamitos Boulevard
Los Alamitos, CA 90720

**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#: 5-07-074

APPLICANT: Billie & Emilio Diaz

LOCATION: 729 South Shore, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3,399 square foot, two-story single-family residence with an attached 530 square foot two-car garage. In addition, the project will consist of a total of 610 square feet for 2nd floor decks and a 364 square foot roof deck. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 34 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 3,929 square feet and is designated as residential low 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 southern end of Balboa Street, which becomes 12th 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June07\5-07-074-[Diaz]DW(SB)

CALIFORNIA COASTAL COMMISSION

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



May 29, 2007

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

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

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

WAIVER#: 5-07-075

APPLICANT: Lori Brandt & Garry Hofer

LOCATION: 308 17th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,264 square foot, two-story single-family residence with an attached 444 square foot two-car garage. In addition, the project will consist of a total of a 286 square foot roof deck. The maximum height of the structure will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 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 south of the project site at the end of Seal Beach Boulevard, which is near the project site. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June07\5-07-075-[Brandt & Hofer]DW(SB)

CALIFORNIA COASTAL COMMISSION

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

**Corrected Copy**

May 31, 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, 4,527.25 square foot duplex including an attached 200 square feet for two (2) two-car 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) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be captured by downspouts and drainage swales and infiltrated through a number of 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. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

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



May 31, 2007

John and Stacy Gavin
49 S. Portola
Laguna Beach, CA 92651

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

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

WAIVER#: 5-07-106

APPLICANTS: John and Stacy Gavin

LOCATION: 49 S. Portola and 1 Cabrillo Way, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Lot-line adjustment to modify interior lot line between the applicants property and the property owner at 1 Cabrillo Way, resulting in a minor reconfiguration of an existing common property line, which would result in an almost equal distribution of approximately 300 square feet of property between the two parcels. The resultant lot sizes would be 11,138 square feet for 49 S. Portola and 13,045 square feet for 1 Cabrillo Way, respectively.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, 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 the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

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



May 21, 2007

Gregory Ginter
921 10th Street, #208
Santa Monica, CA 90403

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: #5-07-119

APPLICANT: Gregory Ginter

LOCATION: 518 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 3,750 square foot, 23-foot high, two-story, single-family residence with an attached two-car garage, on a 4,788 square foot lot.

RATIONALE: The proposed project is located approximately 3/4 of a mile from the beach and within a developed residential neighborhood, zoned OP2 (Low Density Ocean Park). The project is consistent with the residential character of the surrounding area and is providing two parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 24, 2007

Kaveh Amirdelfan, Group A3 Architects
2418 30th Street
Santa Monica, CA 90405

**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: 5-07-128

APPLICANT: Scott Immirgut

LOCATION: 2800 Clune Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,331 square foot single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,775 square foot single-family residence with an attached two-car garage on a 5,157 square foot lot.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2007-0994, 3/30/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in the Southeast Venice area. Adequate on-site parking is provided (3 spaces: a two-car garage and one uncovered space, 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 (600 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 14, 2007 meeting in Santa Rosa** 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

PAM EVERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



May 31, 2007

Tom Nicholson
1421 North Wanda Rd. #160
Orange, CA 92867

**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#: 5-07-132

APPLICANT: Tom Nicholson


LOCATION: 213 and 215 Jasmine Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Lot-line adjustment to modify interior lot line between the applicant's property and the property owner at 215 Jasmine Ave., resulting in a minor reconfiguration of an existing common property line, which would result in two 4,720 square-foot lots.

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

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director


KARL SCHWINN
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



May 24, 2007

Seth Briskman
13568 Rye Street
Sherman Oaks, CA 91423

**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: 5-07-133

APPLICANTS: Max & Michelle Brooks

LOCATION: 814-816 Marco Place (Lot Nos. 14 & 13, Block 10, Venice Annex), Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolish all structures on Lot No. 14 (a one-story, 855 square foot single-family residence and a detached garage) and construct a 26-foot high two-car garage with a 485 square foot second floor recreation room. Tie Lot No. 14 to the adjacent lot (Lot No. 13 - 816 Marco Place) which is occupied by the applicants' existing two-story single-family residence.

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 #DIR-2007-0475, 3/29/07) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposal would result in the applicants' two abutting lots (Lot Nos. 13 and 14) being occupied by one (existing) single-family residence with an attached two-car garage and the currently proposed two-story accessory building (garage and recreation room). The proposed project conforms to the Commission's density limit for the site, lot combination standards, and the 28-foot height limit for structures along walk streets in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence on the project site (two two-car garages). Parking is accessed only from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the 6,660 square foot project site: 3,940 square feet of permeable landscaped area will be maintained on the project site (Lot Nos. 13 and 14). 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 **June 14, 2007 meeting in Santa Rosa** 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

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



May 24, 2007

Linda L. L. Miller
1162 Highland Avenue
Los Angeles, CA 90019

**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: 5-07-134

APPLICANT: Linda L. L. Miller

LOCATION: 52 & 52 ½ Ozone Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing one-story, nineteen-foot high duplex into a two-story, 28-foot high, 840 square foot single-family residence (with a new four-car garage on the ground floor) on a 3,690 square foot lot with an existing one-story, 935 square foot single-family residence. Four on-site parking spaces will serve the resulting two residential units. Also, replace all concrete in the front (including portion of Ozone Avenue right-of-way) and middle yards with pavers spaced apart for water permeability, and install new perimeter fence (not exceeding 42 inches in the right-of-way).

RATIONALE: The proposed project, which is located on a walk street (Ozone Avenue) one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-603, 4/13/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The existing one-story duplex structure will be lifted to allow the construction of the new four-car garage on the ground floor. The resulting two single-family residences on the lot conform to the Commission's density limit for the site and the 28-foot height limit for structures on walk streets in North Venice. Adequate on-site parking is provided (a four-car garage accessed from the alley, Ozone Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the removal of impervious surfaces on the project site (approximately 1,700 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 14, 2007 meeting in Santa Rosa** 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

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



May 31, 2007

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

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

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

WAIVER#: 5-07-135

APPLICANT: Michael D. Preston

LOCATION: 1912 W. Oceanfront, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel existing 1,558 square-foot, two-story, two-unit duplex with an attached 402 square-foot two car garage by replacing the existing flat roof with a new pitched roof. No new square-footage is being added. The maximum height of the residential structure will be 24 feet above finished grade. Drainage will be infiltrated on-site before entering the main storm drain system.

RATIONALE: The subject site is a 1,962 square-foot lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) and is an oceanfront lot located between the first public road and the sea. The existing duplex provides only one parking space per unit. The Commission typically requires two spaces per unit. The site is only 25 feet wide. The existing two-car garage is 19 feet wide. The site cannot accommodate additional on-site spaces without requiring complete demolition of the existing dwelling. No demolition is required for the remodel; thus there is insufficient work occurring on the building that would allow the applicant to address the parking deficiency. If demolition and/or construction is proposed at the site in the future, the provision of additional parking spaces will be evaluated at that time. The project is designed to be compatible with the character of the surrounding development. The project requires Commission approval because the new roof height will increase the total height of the existing structure by more than 10%. The project does not propose any structural changes to existing walls, the foundation, nor modify the footprint of the building. Water quality best management practices are proposed during and after construction. Public access to the beach exists approximately 125 feet downcoast at the street end of 19th St. Diverting storm drain runoff to an on-site drainage system 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. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Supervisor, Regulation & Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 21, 2007

James K. Bell
P.O. Box 1424
Pacific Palisades, CA 90272

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

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

WAIVER#: 5-07-138**APPLICANT:** James K. Bell**LOCATION:** 641 Las Casas Ave., Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, with basement, 4,780 square foot, 28-foot high (finished grade), single-family residence with attached two-car garage, and 570 cubic yards of grading.

RATIONALE: The project site is an existing developed hillside lot, approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2007-1712-AIC from the City of Los Angeles Planning Department (4/11/07). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs site runoff to the storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 8, 2007

Kelly Camp
RAHA Architecture
456 E. Orange Grove Blvd, Suite 301
Pasadena, CA 91104

**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#: 5-07-139

APPLICANT: Patricia Chu

LOCATION: 16988 W. Marquez Avenue, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a three-story over basement level, 33-foot high, 6,779 square-foot single-family residence, with a 635 square-foot 3-car garage on a 9,297 square-foot lot. Includes the export of 347 cubic yards of soil.

RATIONALE: The proposed project, which is located approximately ¼ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2007-1198-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (three-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (4,806 square-feet of permeable landscaped area will be maintained on the 9,297 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **June 13-15, 2007** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
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



May 31, 2007

Ernest M Bakenie
1617 W Balboa Blvd.
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#: 5-07-140

APPLICANT: Ernest M Bakenie

LOCATION: 1617 W. Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story, 3,193 square-foot duplex with attached two-car garage and two carport spaces. The maximum height of the residential structure will be 29-feet above finished grade. Drainage from the roof and surface water will be directed to on-site drainage system before entering the main storm drain system.

RATIONALE: The subject site is designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is an interior lot located between the first public road and the sea. The proposed project conforms to the Commission's parking requirement of two (2) parking spaces per residential unit. Public access to the beach exists approximately 200 feet upcoast at the street end of 17th St. and approximately 200 feet downcoast at the street end of 16th St. Diverting storm drain runoff to an on-site drainage system 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. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

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



May 21, 2007

Humberto Capiro
40 Rose Avenue #4
Venice, CA 90291

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

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

WAIVER#: 5-07-142

APPLICANT: Derek Rowland

LOCATION: 17737 W. Porto Marina Way, Pacific Palisades

PROPOSED DEVELOPMENT: Convert existing attic space to 1,000 square feet of habitable space, and enclose 220 square foot deck of an existing 1,580 square foot single-family residence and guesthouse.

RATIONALE: The project site is an existing developed hillside lot, in an established Pacific Palisades residential area in the City of Los Angeles, inland of Pacific Coast Highway, and within 300 feet of Will Rogers State Beach. The applicant has received an Approval in Concept No. ZA-2007-1721-AIC from the City of Los Angeles Planning Department (4/11/07). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs site runoff to the storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

PAM EMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



May 8, 2007

Attn: Elizabeth Srouer
Srouer & 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#: 5-07-145

APPLICANT: Kemper & Joan Shaw

LOCATION: 309 26th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,428 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. Approximately 168 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone. Roof water run-off will be conducted through gutters and downspouts into landscaped areas and a porous drain line to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 1,000 feet inland from the beach on a 2,479 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
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



May 24, 2007

Albert Samama, P.E.
22487 Liberty Bell Road
Calabasas, CA 91302

**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: 5-07-146

APPLICANTS: Frederick Keeve & Ricky Yeager

LOCATION: 825 Howard Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 684 square foot single-family residence and detached garage, and construction of a two-story, 25-foot high, 3,127 square foot single-family residence with an attached two-car garage on a 3,485 square foot lot.

RATIONALE: The proposed project, which is located more than one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-1593, 4/3/07) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Oxford Triangle area of Venice. Adequate on-site parking is provided (two-car garage and a space on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,152 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 14, 2007 meeting in Santa Rosa** 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

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



May 29, 2007

Ian J.N. Harrison, Architect
335 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#: 5-07-147

APPLICANT: Lourdes & Ted Nark

LOCATION: 118 Sapphire Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 2,719 square foot single-family residence with an attached 398 square foot two-car garage. In addition, there will be a total of 181 square feet for decks and a 419 square foot roof deck. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 165 cubic yards for purposes of recompaction and will be balanced on site. 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 2,550 square feet and is designated as residential high 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

H:\fsy\De-Minimis Waivers\June07\5-07-147-[Nark]DW(NB)

CALIFORNIA COASTAL COMMISSION

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



May 24, 2007

Humberto Capiro
40 Rose Avenue, #4
Venice, CA 90291

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

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

WAIVER: 5-07-149

APPLICANTS: William & Lenore Regueira

LOCATION: 605 Flower Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, thirty-foot high, 1,888 square foot single-family residence with an attached two-car garage on a 5,798 square foot lot with an existing one-story, 1,326 square foot single-family residence. Four on-site parking spaces will serve the resulting two residential units.

RATIONALE: The proposed project, which is located more than one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2054, 4/30/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two single-family residences on the lot conform to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice. Adequate on-site parking is provided (a two-car garage plus two uncovered spaces on the driveway). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,808 square feet of permeable landscaped area will be maintained on the 5,798 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 **June 14, 2007 meeting in Santa Rosa** 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

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



May 15, 2007

Kam Bhogal
28957 Raintree Lane
Saugus, CA 91390

**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#: 5-07-150

APPLICANT: Wynola Street L.L.C.

LOCATION: 450 Wynola Street, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story over basement level, 37-foot high (as measured from centerline of frontage road), 7,357 square-foot single-family residence, with a 417 square-foot, 2-car garage on a 10,137 square-foot lot. The proposed project includes the export of 1,100 cubic yards of soil.

RATIONALE: The proposed project, which is located approximately ½ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2007-1863-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (7,277 square-feet of permeable landscaped area will be maintained on the 10,137 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. Plans will incorporate all recommendations included within the approved soils engineering report. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
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



May 31, 2007

William and Kristina Frey
24891 Nellie Gail Road
Laguna Hills, CA 92653

**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#: 5-07-154

APPLICANT: William and Kristina Frey

LOCATION: 6707 & 6709 Seashore Ave. Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 2,389.7 square foot two-story, two unit duplex with the addition of a 296 square foot third floor bedroom and 405.9 square foot third floor deck, resulting in a 2,685.7 square foot three-story, single-family residence with attached one-car garage and additional carport. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

RATIONALE: The subject site is a 1,858.3 square foot lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot. The proposed project would remodel and convert an existing duplex to a single family residence. The project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to the street and alley and subsequently to the main storm drain system. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

May 16, 2007

by: Pam Emerson
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



May 24, 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: 5-07-157

APPLICANT: Kevin Mullen

LOCATION: 2429 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 34-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 #DIR2007-2017-VSO-MEL, 4/27/07) 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 an uncovered space on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,605 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 **June 14, 2007 meeting in Santa Rosa** 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

/_____
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



May 25, 2007

Armando & Carmen Sivilla
9124 Stoakes Avenue
Downey, CA 90240

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

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

WAIVER: 5-07-161

APPLICANTS: Armando & Carmen Sivilla

LOCATION: 530 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a 1,473 square foot duplex that occupies two abutting 25'x 90' lots (Lot Nos. 29 & 30, Block 3, Tract 9358), and construction on Lot No. 29 of a two-story, 25-foot high, 2,014 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located two thousand feet inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2007, 4/26/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit in the North Venice area. Adequate on-site parking is provided (two-car garage 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 (approximately 784 square feet of permeable landscaped area will be maintained on the 2,250 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 **June 14, 2007 meeting in Santa Rosa** 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

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



May 25, 2007

Armando & Carmen Sivilla
9124 Stoakes Avenue
Downey, CA 90240

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

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

WAIVER: 5-07-162

APPLICANTS: Armando & Carmen Sivilla

LOCATION: 532 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a 1,473 square foot duplex that occupies two abutting 25'x 90' lots (Lot Nos. 29 & 30, Block 3, Tract 9358), and construction on Lot No. 30 of a two-story, 25-foot high, 2,014 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located two thousand feet inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-2010, 4/26/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit in the North Venice area. Adequate on-site parking is provided (two-car garage 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 (approximately 784 square feet of permeable landscaped area will be maintained on the 2,250 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 **June 14, 2007 meeting in Santa Rosa** 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

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



May 23, 2007

Will Daniel
SPEC Services, Inc.
17101 Bushard Street
Fountain Valley, CA 92708

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#: 5-07-167

APPLICANT: Tidelands Oil Production

LOCATION: 611 Henry Ford Avenue, Wilmington

PROPOSED DEVELOPMENT: Remove approximately 60,000 lineal feet of 2 to 12 inch abandoned above ground pipelines, including pipe supports and related appurtenances within a 118 acre former oil producing field. All lines will be cleaned and disposed of off-site in an approved facility per Southern California Air Quality Management District guidelines.

RATIONALE: The proposed project is located in the Wilmington area of the City of Los Angeles, and surrounded by Port of Los Angeles and Port Long Beach property. The site was previously used as an oil producing facility. The project will include Best Management Practices for air and water quality during the cleaning of pipelines, removal and disposal. All debris will be properly disposed of in State approved facilities. 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 June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Pam Emerson
Supervisor, Regulation & Planning

CALIFORNIA COASTAL COMMISSION

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



May 23, 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#: 5-07-170

APPLICANT: Daniel Glober

LOCATION: 42 9th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing single family residence, including a new second story and a roof deck with a mezzanine resulting in an addition of 1,287 square feet to the existing structure. The residence will maintain the existing three on-site parking spaces. No grading is proposed as a part of this project. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 250 feet inland from the beach on a 2,852 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The existing 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-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 13-15, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
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

**EMERGENCY PERMIT**

DATE: June 4, 2007
EMERGENCY PERMIT: 5-07-192-G
APPLICANT: County of Orange, Harbors Beaches and Parks, Resources & Development Management Department
LOCATION: Poche Beach Outlet, San Clemente (Orange County)
EMERGENCY WORK PROPOSED:

Excavate a 12 foot wide (bottom) notch with side slopes of 3:1 from the sand berm that has formed in front of the Prima Deshecha Cañada (M01) channel outlet to re-establish the currently impeded water flow perpendicular to the shoreline at Poche Beach for flood control purposes and restoration of adequate public access to the beach. The dredged material will be placed on the adjacent beach above the high tide line, avoiding the areas where grunion spawning activities have recently been documented.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of blockage of a public accessway with potentially polluted standing water requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

for By: Sherilyn Sarb T
Title: Deputy Director

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. Access to the site, equipment, or emergency work activities shall not disturb identified grunion spawning areas. Equipment shall not disturb the sand, drive over or deposit more sand within the grunion spawning areas. Sand excavated from the beach berm shall be spread evenly over dry sandy beach area above the mean high tide line and outside of any wetland or potential wetland areas. Proposed work shall be monitored by a qualified biologist to assure that work is conducted in compliance with the biological resource avoidance requirements identified in this condition and condition number 8 below.
4. The work authorized by this permit must be completed within 30 days of the date of this permit.
5. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
6. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
8. The proposed unlined sand channel shall be aligned in a manner which provides for safe, level, unobstructed public access to and from Poche Beach through the Prima Deshecha Cañada culvert and does not disturb identified grunion spawning areas.
9. OTHER:
Condition number five (5) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

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

Enclosures: Acceptance Form

cc: City of San Clemente
City of Dana Point
File

CALIFORNIA COASTAL COMMISSION

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

4 June 2007



**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT
5-04-171-E1**

Notice is hereby given that James N. & Julie Jungwirth has applied for a one year extension of Permit No. 5-04-171 granted by the California Coastal Commission on 13 July 2005

for: Demolition of a one-story single-family residence, adjustment of the southern lot line, and construction of a three-story, 29.5-foot high, 4,170 square foot single-family residence with an attached two-car garage on a canal-fronting lot.

at: 3005 Grand Canal, 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 Pbsner
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

6 June 2007

Notice is hereby given **Greg And Anne Buchanan** has applied for a one year extension of Permit No. 5-03-078 granted by the California Coastal Commission

for: Installation of 5/8 inch thick plastic sheet pile adjacent to the outside facing of the existing bulkhead. The plastic sheet pile reinforcement is proposed to run the 50 foot width of the property.

at: 16822 Baruna Lane, Huntington Beach (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: Meg Vaughn
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

A-5-LOB-04-222-E1

6 June 2007

Notice is hereby given that City Of Long Beach/Department Of Park, Recreation & Marine, Attn: Anthony Arevalo, Project Mgr. has applied for a one year extension of Permit No. A-5-LOB-04-222 granted by the California Coastal Commission on 13 April 2005

for: Bixby Park Redevelopment Plan: grading and stabilization of the coastal bluff at Bixby Park, and improvements to the portion of the park situated on the bluff face and the public beach, including: a path and 3.5-foot high railing along the top edge of the bluff, landscaping the bluff face with native California vegetation, two stairways and one ramp on the bluff face to provide public access from the top of bluff to the beach, a skating plaza and 199-seat amphitheater at the bottom of the bluff, realignment of the beach bike path, a children's playground on the beach, and the replacement of a public bathroom on the beach.

at: 2300 E. Ocean Blvd., Long Beach (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

May 31, 2007

**OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION**

To: Commissioners and Interested Parties

From: Deputy Director, Sherilyn Sarb
Supervisor Regulation & Planning, Karl Schwing
Staff Analyst, Liliana Roman

Re: **Extension of Coastal Development Permit Amendment 5-04-451-E1 (Calafia Partners LLC).**

On March 14, 2007, the applicant (Calafia Partners LLC) submitted a request to extend amended Coastal Development Permit 5-04-451 for an additional one-year period. Coastal Development Permit 5-04-451, originally approved by the Commission on March 16, 2005, permits the applicant to construct two new 38-foot high commercial office buildings totaling 12,300 square feet with 41 parking spaces and approximately 430 cubic yards of soil export for parking garage excavation on a 26,104 square foot vacant lot located at 101 Avenida Calafia in the City of San Clemente, Orange County.

On April 27, 2007, the Commission's South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its May 10, 2007 Commission meeting in San Pedro.

During the ten working-day period (April 27-May 11, 2007) during which any person may object to the Executive Director's determination, the South Coast District Office received one letter objecting to the permit extension request (See Attachment). The objector (Mr. Otto Hajny) is opposed to the commercial use zoning of the vacant lot, declaring it incompatible with the surrounding residential uses.

The Executive Director has concluded that the objection letter does not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. The objection letter raises a concern regarding the existing community-serving commercial zoning designation of the currently vacant lot. The proposed office building is consistent with the site's zoning designation in the City's General Plan and the Certified Land Use Plan. The San Clemente Inn, another commercial use abuts the subject property to the south, to the north is Interstate 5, San Clemente State beach to the east and residential development to the west. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit Amendment 5-04-451 to March 16, 2007, one year from the previous date of expiration, and 3 years from the date of the original approval.



UBS Financial Services Inc.
14, rue de la Bourse
CH-8001 Zurich, Switzerland
Tel: +41 (0)22 866 1111
Fax: +41 (0)22 866 1111
E-mail: info@ubs.com
www.ubs.com

RECEIVED
South Coast Region

MAY 4 2007

CALIFORNIA
COASTAL COMMISSION

Otto Hainy
Senior Vice President, Investments
otto.hainy@ubs.com
www.ubs.com

5/1/07

TO: PETER H. DOUGLAS, Executive Dir.
RE: DEVELOPMENT PERMIT # 5-04-451

As a resident of 2490 So.
OLA Vista (only few hundred feet
away from the site) I strongly
object this development.

This is residential area with
no other commercial bldg. in sight.

Residential - apt/condo
like bldg. would be OK.

Thank you for your
consideration.

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