

CALIFORNIA COASTAL COMMISSION

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

**W 15****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the****August Meeting of the California Coastal Commission***

MEMORANDUM

Date: August 8, 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 **August 8, 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. 5-07-191-W Richard Neri And Kurt Schulzman (Seal Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-07-153-W Ernest R Schoop (Pacific Palisades, Los Angeles County)
2. 5-07-201-W Taylor Browman (Newport Beach, Orange County)
3. 5-07-202-W Frank G. Pierce (Newport Beach, Orange County)
4. 5-07-213-W Alan Gin (Corona Del Mar, Orange County)
5. 5-07-216-W Matt And Carolyn Hurray (Newport Beach, Orange County)
6. 5-07-218-W Tomas Calma (Venice, Los Angeles County)
7. 5-07-220-W Santa Monica Mountains Conservancy (Pacific Palisades, Los Angeles County)
8. 5-07-221-W Joseph & April O Sullivan (Pacific Palisades, Los Angeles County)
9. 5-07-223-W David Walker (San Pedro, Los Angeles County)
10. 5-07-224-W Frances O'Meara (Playa Del Rey, Los Angeles County)
11. 5-07-235-W Fernleaf, LLC (Newport Beach, Orange County)
12. 5-07-239-W Aldar Development, Attn: John Derian (Pacific Palisades, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-03-013-A4 SunCal Marblehead, LLC, Attn: Mike Mc Govern (San Clemente, Orange County)
2. 5-07-166-A1 Carol Anderson (Manhattan Beach, Los Angeles County)
3. 5-02-385-A4 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto, Chief Planning Division (, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-04-089-E1 Three Arch Bay C S D, Attn: Drew Harper, Executive Director (Laguna Beach, Orange County)

TOTAL OF 17 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>
5-07-191-W Richard Neri And Kurt Schulzman	Remodel and addition to an existing, ocean-fronting, 5,438 square foot three-story, single-family residence with an attached 462 square foot two-car garage. The project more specifically consists of: 1) replacing wooden steps located along the eastern side-yard property line with concrete steps; 2) raising the roof of the existing garage; 3) raising the roof of the bedroom located directly above the existing garage; and 4) adding 105 square feet to the existing bedroom located over the garage. Post project, the residence will be a three-story, single-family residence consisting of 5,543 square feet with an attached 462 square foot two-car garage. The resultant structure would be 3 stories (30-feet high) on the beach side and 2 stories (25-feet high) on the street side. No grading is proposed. The proposed development will take place along the street-side portion of the residence and will not result in an enlarged footprint.	410 Ocean Avenue, Seal Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-153-W Ernest R Schoop	Demolition of an existing single-family residence and construction of a two-story 3,179 square foot, 28-foot high (existing grade), single-family residence with attached two-car garage, and 440 cubic yards of grading.	16553 W Akron Street, Pacific Palisades (Los Angeles County)
5-07-201-W Taylor Browman	Conversion of two existing duplex structures on a single lot into four condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.	325-327 1/2 Marguerite Avenue, Newport Beach (Orange County)
5-07-202-W Frank G. Pierce	Demolition of an existing single-family residence and construction of a new two-story, 3,000 square-foot, single-family residence with an attached 551 square foot two-car garage. The maximum height of the structure will be 29 feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas and filtered drains before entering the main storm drain system.	476 Prospect Street, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-07-213-W	Lot line adjustment to combine an existing lot and portion of an adjacent lot into a single 2,173 square foot parcel. No demolition or construction is proposed.	2618 Cove Street, Corona Del Mar (Orange County)
Alan Gin		
5-07-216-W	Demolition of existing two-story single family dwelling and garage for the construction of a new three-story, 2,394 square foot single family dwelling including an attached 379.5 square foot 2-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 165 cubic yards of over-excavation 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, dwarf bottlebrush, French lavender, and blue hibiscus.	803 N Bay Front, Newport Beach (Orange County)
Matt And Carolyn Hurray		
5-07-218-W	Construction of a three-level, thirty-foot high, 2,312 square foot single-family residence on the rear half of a 5,206 square foot lot with an existing one-story, 960 square foot single-family residence. Four on-site parking spaces are provided for the two residential units.	1050 So. 6th Avenue, Venice (Los Angeles County)
Tomas Calma		
5-07-220-W	Temporary placement of three 672 square foot self-contained classroom trailers, and fencing of grass area for a play area, in a portion of an existing disturbed area currently used as a landscaping/ground maintenance staging area for Temescal Gateway Park.	15601 Sunset Blvd., Pacific Palisades (Los Angeles County)
Santa Monica Mountains Conservancy		
5-07-221-W	Demolition of an existing single-family residence and construction of a two-story, 34 -foot high (as measured from centerline of frontage road), 4,893 square -foot single-family residence with a 383 square-foot, 2-car garage on a 6,900 square-foot lot. The proposed project includes the export of 142 cubic yards of soil.	16951 Livorno Drive, Pacific Palisades (Los Angeles County)
Joseph & April O Sullivan		
5-07-223-W	Construction of a second 1,800 square foot, 25 foot high, single-family residence to be attached to an existing single-family residence on a 5,000 square foot lot. Four parking spaces will be provided on-site within an existing two car garage and two-car open parking area.	387 W 15th St, San Pedro (Los Angeles County)
David Walker		
5-07-224-W	Demolition of a single-family residence and construction of a 2,412 square foot, 33-foot high single-family residence, with attached 335 square foot two-car garage.	7501 Rindge Avenue, Playa Del Rey (Los Angeles County)
Frances O'Meara		
5-07-235-W	Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.	504 Fernleaf Avenue, Newport Beach (Orange County)
Fernleaf, LLC		
5-07-239-W	Demolition of an existing single-family residence and construction of a two-story over basement level, 28-foot high (as measured from centerline of frontage road), 4,165 square-foot single-family residence, with a 380 square-foot, 2-car garage on a 6,000 square-foot lot. The proposed project includes the export of 250 cubic yards of soil for the basement.	630 N Via De La Paz, Pacific Palisades (Los Angeles County)
Aldar Development, Attn: John Derian		

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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5-03-013-A4

SunCal Marblehead, LLC,
Attn: Mike Mc Govern

Allow for custom homes to be constructed on 69 of the 313 residential lots within the Marblehead Coastal project site (Lot No.'s 78 to 146 within Tract No. 8817). The current CDP approved specific "production home" plans for each of the 69 lots now proposed for a "custom home" designation. In place of the specific architectural plans, the applicant is requesting approval of Custom Lot Design Guidelines. The Custom Lot Design Guidelines set forth the parameters for construction of individually-designed homes, and also sets forth parameters for the possible merging of residential lots (3 lots into 2 lots, or 2 lots into 1 lot only). Lot mergers may only occur on residential Lots 78 to 132. Any proposed lot merger would be subject to review and approval of the Executive Director of the Coastal Commission; the Custom Lot Design Guidelines also set forth the parameters for any home that is proposed on merged lots.

Inland Of El Camino Real, Northwest Of Avenida Pico, And Southwest Of The I-5 Freeway, San Clemente (Orange County)

The Custom Lot Design Guidelines establish a maximum building height of 29 feet with tower elements up to 31 feet, maximum site area coverage of 60%, and maximum residential square footage shall not to exceed 13,000 square feet. Minimum front, rear and sideyard setbacks are established. Special development standards apply to lots 140, 145 and 146 (that are in the custom lot program) and lots 147, 167 and 168 (within the production home area) including a maximum height of 16 feet, and maximum 3,000 square feet of residential area within a 3,500 square foot rectilinear building envelope. Tower elements are prohibited on these lots as well. Additional parameters and restrictions related to all lots are identified in the Custom Lot Design Guidelines.

In order to implement a City condition of approval of the custom lot program, the applicant is proposing that the previously approved production homes on lots 147, 167 and 168 be replaced with new home designs that adhere to the same criteria applicable to lots 140, 145, and 146. Because lots 147, 167 and 168 are not among the 69 proposed custom lots (and thus are not subject to the Custom Lot Design Guidelines), replacement architectural plans for these lots will be submitted to the Executive Director of the Coastal Commission for review and approval to ensure compliance with the CDP (as amended).

The applicant is also proposing to augment the native grassland planting on the westernmost boundary of the project site (near Colony Cove) with two native shrubs from the already approved plant list in order to soften the visual effect of two retaining walls. Modifications to the approved Habitat Management Plan are included to implement this proposal.

5-07-166-A1 Carol Anderson	Change of use for second floor of two-story commercial structure from office/storage to retail, personal service or other use consistent with the City of Manhattan Beach zoning code, provided that the permittee continues to provide the six off-site parking spaces required by the underlying coastal development permit. Also, remove deed restriction which limits the use of second floor to only storage and office space [Los Angeles County Instrument No. 80-804608, recorded August 20, 1980].	1000 Manhattan Avenue, Manhattan Beach (Los Angeles County)
5-02-385-A4 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto, Chief Planning	Extend the period of use for another year for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.	Dockweiler State Beach, Venice Beach And Hermosa Beach, Los Angeles County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-089-E1 Three Arch Bay C S D, Attn: Drew Harper, Executive Director	Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.	Three Arch Bay Community, Laguna Beach (Orange County)

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July 25, 2007

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

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#: 5-07-191

APPLICANT: Richard Neri & Kurt Schulzman

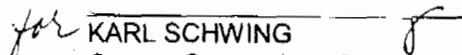
LOCATION: 410 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing, ocean-fronting, 5,438 square foot three-story, single-family residence with an attached 462 square foot two-car garage. The project more specifically consists of: 1) replacing wooden steps located along the eastern side-yard property line with concrete steps; 2) raising the roof of the existing garage; 3) raising the roof of the bedroom located directly above the existing garage; and 4) adding 105 square feet to the existing bedroom located over the garage. Post project, the residence will be a three-story, single-family residence consisting of 5,543 square feet with an attached 462 square foot two-car garage. The resultant structure would be 3 stories (30-feet high) on the beach side and 2 stories (25-feet high) on the street side. No grading is proposed. The proposed development will take place along the street-side portion of the residence and will not result in an enlarged footprint.

RATIONALE: The subject site is a beach front lot located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase in height greater than ten (10) percent. The lot size is 6,860 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 exist approximately 100-feet east of the project site at the 5th Street, street end. 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 August 8-10, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

for 
KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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July 23, 2007

Paula Palka
31 Teasdale Street
Thousand Oaks, CA 91360

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#: 5-07-153

APPLICANT: Ernest Schoop

LOCATION: 16553 W. Akron Street, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story 3,179 square foot, 28-foot high (existing grade), single-family residence with attached two-car garage, and 440 cubic yards of grading.

RATIONALE: The project site is an existing developed hillside lot, approximately 1 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-2007-1594-AIC from the City of Los Angeles Planning Department (4/03/07). 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 August 8-10, 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

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July 18, 2007

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

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

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

WAIVER#: 5-07-201 **APPLICANT:** Taylor Browman

LOCATION: 325-327 ½ Marguerite Avenue, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Conversion of two existing duplex structures on a single lot into four condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The subject site is 4,720 square feet in size, is designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP) and is an inland lot. The existing duplexes provide only one parking garage space per unit. The Commission typically requires two spaces per unit. The site is 40 feet wide and 118 feet long. The site cannot accommodate additional on-site spaces without requiring complete demolition of the existing units. Authorization for a remodel/addition of approximately 378 sq. ft. to the units was provided under City of Newport Beach Categorical Exclusion Order E-77-5 for single-family and two-family dwellings. However, the addition is minimal and insufficient to address the site's 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 scale and character of the surrounding development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 8-10, 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



July 26, 2007

Frank G. Pierce
129 43rd St.
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#: 5-07-202 **APPLICANT:** Frank G. Pierce

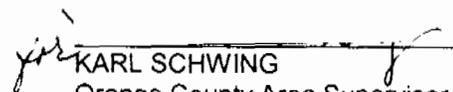
LOCATION: 476 Prospect St., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 3,000 square-foot, single-family residence with an attached 551 square foot two-car garage. The maximum height of the structure will be 29 feet above finished grade. Drainage from the roof and surface water will be directed to permeable areas and filtered drains before entering the main storm drain system.

RATIONALE: The subject site is an inland lot approximately 2,720 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach is available at the end of 11th Street, approximately 300 feet west of the subject site. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 8-10, 2007 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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July 25, 2007

Leonard C. Stiles
2209 Carrie Avenue
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#: 5-07-213

APPLICANT: Alan Gin

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

PROPOSED DEVELOPMENT: Lot line adjustment to combine an existing lot and portion of an adjacent lot into a single 2,173 square foot parcel.

RATIONALE: The proposed development consists of a lot line adjustment on a lot designated Single Family Detached Residential. The subject site is an interior lot on Lido Isle on Newport Bay and is not located between the first public road and the sea. A single family residence already exists on the lot and straddles the adjacent lot subject to the lot line adjustment. A Waiver of Coastal Development Permit Requirement, 5-07-028-W for the demolition of the existing residence and construction of a new single-family residence was issued by the Commission at its April 2007 meeting. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, 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 its **August 8-10, 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: for KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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July 25, 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#: 5-07-216

APPLICANT: Matt and Carolyn Hurray

LOCATION: 803 North Bay Front, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story single family dwelling and garage for the construction of a new three-story, 2,394 square foot single family dwelling including an attached 379.5 square foot 2-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 165 cubic yards of over-excavation 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, dwarf bottlebrush, French lavender, and blue hibiscus.

RATIONALE: The subject site is a 2,593 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 with a public boardwalk in front of the lot. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface area drains and downspouts are directed to an underground drainage system, which drains toward the front of the lot; with the last 15 feet of the drain line perforated and encased in gravel for greater infiltration on site. Drainage for the rear of the lot is directed over a French drain prior to draining to the alley. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. 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 **August 8-10, 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:

for KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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July 19, 2007

Andrew Ratzsch, Ratzsch Architects
8111 Beverly Boulevard, #305
Los Angeles, CA 90048

**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: 5-07-218

APPLICANT: Tomas Calma

LOCATION: 1050 6th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-level, thirty-foot high, 2,312 square foot single-family residence on the rear half of a 5,206 square foot lot with an existing one-story, 960 square foot single-family residence. Four on-site parking spaces are provided for the two residential units.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2006-0447, 1/20/06) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice, and the proposed two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (four spaces: a two-car garage plus two uncovered driveway spaces). Vehicular access is provided only from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,752 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 8, 2007 meeting in San Francisco** 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

PAMTEMERSON
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



July 23, 2007

April Verbanac
621 Chapala Street
Santa Barbara, CA 93101

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#: 5-07-220

APPLICANT: Santa Monica Mountains Conservancy

LOCATION: 15601 Sunset Boulevard, Pacific Palisades

PROPOSED DEVELOPMENT: Temporary placement of three 672 square foot self-contained classroom trailers, and fencing of grass area for a play area, in a portion of an existing disturbed area currently used as a landscaping/ground maintenance staging area for Temescal Gateway Park.

RATIONALE: The project site is a graded dirt and grass area within the Temescal Gateway Park property located off of Sunset Boulevard. The trailers and fencing will be temporary classrooms for the September 2007- June 2008 school year during refurbishment of school classrooms located within the park. The proposed project is located in an existing maintenance area of the park and will not adversely impact public access to the park or any of the public trails. The site does not contain any significant vegetation. The proposed project is consistent with Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources, 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 August 8-10, 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



July 12, 2007

Martin Casteran
1712 Franklin St. #4
Santa Monica, CA 90404

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

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

WAIVER#: 5-07-221

APPLICANT: Joseph O'Sullivan

LOCATION: 16951 Livorno Drive, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 34-foot high (as measured from centerline of frontage road), 4,893 square-foot single-family residence, with a 383 square-foot, 2-car garage on a 6,900 square-foot lot. The proposed project includes the export of 142 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 2007-2199-AIC-MEL) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,183 square-feet of permeable landscaped area will be maintained on the 6,900 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 **August 8-10, 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



July 23, 2007

David Walker
387 W. 15th Street
San Pedro, CA 90731

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

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

WAIVER#: 5-07-223

APPLICANT: David Walker

LOCATION: 387 W. 15th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a second 1,800 square foot, 25 foot high, single-family residence to be attached to an existing single-family residence on a 5,000 square foot lot. Four parking spaces will be provided on-site within an existing two car garage and two-car open parking area.

RATIONALE: The proposed project is located approximately 3/4 mile from the ocean. The surrounding area is residentially developed with single-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R2 Low Medium Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 8-10, 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 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



July 23, 2007

Jonathan Davis
13106 Venice Boulevard
Los Angeles, Ca 90066

**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#: 5-07-224

APPLICANT: Frances O'Meara

LOCATION: 7501 Rindge Avenue, Playa del Rey

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 2,412 square foot, 33-foot high single-family residence, with attached 335 square foot two-car garage.

RATIONALE: The proposed project is located approximately 1/4 mile from the Dockweiler State Beach. The surrounding area is residentially developed with single-family residences. The applicant has received an Approval in Concept No. ZA-2007-3182-AIC from the City of Los Angeles Planning Department (7/03/07). The site is designated as low-density (R1-1) residential. The proposed single family home is a permitted use in the R1-1 zone. The proposed single family home provides the required two parking spaces and is designed to be compatible with the character of the surrounding pattern of development. Drainage will be collected and directed to landscaped areas and to the street, as required by the City. The Playa del Rey LCP has not been completed. 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 August 8-10, 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 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



July 24, 2007

Lucy Galstian
23875 Ventura Blvd. Suite 204-B
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#: 5-07-239

APPLICANT: Aldar Development, Inc.

LOCATION: 630 N. Via de la Paz, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story over basement level, 28-foot high (as measured from centerline of frontage road), 4,165 square-foot single-family residence, with a 380 square-foot, 2-car garage on a 6,000 square-foot lot. The proposed project includes the export of 250 cubic yards of soil for the basement.

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 2007-3204-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 (2,935 square-feet of permeable landscaped area will be maintained on the 6,000 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 **August 8- 10, 2007** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Pam Emerson
Los Angeles County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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

5-03-013-A4**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 30 July 2007

SUBJECT: On April 9, 2003, the California Coastal Commission approved Coastal Development Permit No. **5-03-013**, requested by MT No. I LLC, subject to standard and special conditions, for development consisting of:

Residential and commercial development, public park, trails and open space and associated infrastructure including roads and utilities on the 201.38 acre portion of the Marblehead property within the coastal zone. Included are a property subdivision and construction of 313 single family homes on 44.24 acres, 141,506 square feet of commercial space in ten commercial buildings on 22.3 acres, 15.43 acres of public parks; 95.04 acres of public and private open space and pedestrian and bicycle trails; 12.43 acres of private streets; 10.91 acres of public streets; more specifically described in the application file in the Commission offices. The application also requests follow up approval for emergency bluff stabilization grading that occurred in the early 1990s.

On February 17, 2005, the California Coastal Commission approved Coastal Development Permit Amendment No. 5-03-013-A1, requested by MT No. I LLC, subject to the attached conditions, for:

Reconfiguration of commercial and residential lots within the previously approved subdivision; increase grading by 263,400 cubic yards including changing the foundation design of the previously approved Avenida Vista Hermosa bridge to eliminate loffelstein walls; extend sub drain; increase height of 'courtyard' residential units from 24 to 30 feet; within the coastal zone reduce square footage of commercial development from 141,506 square feet to 77,576 square feet and increase parking from 1,732 spaces to 2,276 spaces; widen Via Socorro and Los Molinos streets; widen proposed Sports Park access road and increase parking from 60 to 158 spaces; expand streetscape plant palette to include non-native plant species; minor changes to stormdrain system; add a public park restroom; minor re-alignments and improvements to public trail connectivity; and eliminate deadline for dedication of nine open space lots. More specifically described in the application file in the Commission offices.

On September 14, 2005, the predecessor-in-interest to MT No. I LLC, SunCal Marblehead LLC, submitted Application No. 5-03-013-A2, which was rejected by the Executive Director on October 14, 2005.

On November 18, 2005, the California Coastal Commission approved Coastal Development Permit No. 5-03-013-A3, requested by SunCal Marblehead LLC, (hereinafter referred to as 'applicant' and/or 'permittee') subject to the attached conditions, for development consisting of:

Request to amend CDP no. 5-03-013 (Marblehead) in order to provide funding to partially offset the Commission's costs for its consideration of the permit application and condition compliance. This funding will provide additional temporary personnel so that a team of

permanent Commission staff can expedite the review of prior to issuance documents for CDP no. 5-03-013... More specifically described in the application file in the Commission offices.

PROJECT SITE: Northwest of the intersection of Avenida Pico and N. El Camino Real, City of San Clemente (Orange County) 691-011-20, 691-011-21, 691-011-22, 691-011-25 (formerly -23), 691-352-01.

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

Allow for custom homes to be constructed on 69 of the 313 residential lots within the Marblehead Coastal project site (Lot No.'s 78 to 146 within Tract No. 8817). The current CDP approved specific "production home" plans for each of the 69 lots now proposed for a "custom home" designation. In place of the specific architectural plans, the applicant is requesting approval of Custom Lot Design Guidelines. The Custom Lot Design Guidelines set forth the parameters for construction of individually-designed homes, and also sets forth parameters for the possible merging of residential lots (3 lots into 2 lots, or 2 lots into 1 lot only). Lot mergers may only occur on residential Lots 78 to 132. Any proposed lot merger would be subject to review and approval of the Executive Director of the Coastal Commission; the Custom Lot Design Guidelines also set forth the parameters for any home that is proposed on merged lots.

The Custom Lot Design Guidelines establish a maximum building height of 29 feet with tower elements up to 31 feet, maximum site area coverage of 60%, and maximum residential square footage shall not to exceed 13,000 square feet. Minimum front, rear and sideyard setbacks are established. Special development standards apply to lots 140, 145 and 146 (that are in the custom lot program) and lots 147, 167 and 168 (within the production home area) including a maximum height of 16 feet, and maximum 3,000 square feet of residential area within a 3,500 square foot rectilinear building envelope. Tower elements are prohibited on these lots as well. Additional parameters and restrictions related to all lots are identified in the Custom Lot Design Guidelines.

In order to implement a City condition of approval of the custom lot program, the applicant is proposing that the previously approved production homes on lots 147, 167 and 168 be replaced with new home designs that adhere to the same criteria applicable to lots 140, 145, and 146. Because lots 147, 167 and 168 are not among the 69 proposed custom lots (and thus are not subject to the Custom Lot Design Guidelines), replacement architectural plans for these lots will be submitted to the Executive Director of the Coastal Commission for review and approval to ensure compliance with the CDP (as amended).

The applicant is also proposing to augment the native grassland planting on the westernmost boundary of the project site (near Colony Cove) with two native shrubs from the already approved plant list in order to soften the visual effect of two

retaining walls. Modifications to the approved Habitat Management Plan are included to implement this proposal.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment conforms with all previously imposed special conditions of the permit, including but not limited to requirements related to slope edge setbacks, visual treatment and screening, fire hazard mitigation and fuel modification, landscaping, water quality protection, lighting, and wildlife protection requirements. There is no proposed change to the allocation of land for parks, trails, and open spaces or to the approved public access and recreation facilities. The changes to the Habitat Management Plan have been reviewed and approved by the U.S. Fish and Wildlife Service, California Department of Fish and Game and Orange County Fire Authority. The proposed amendment will not result in any wetlands fill or any significant adverse impact upon sensitive biological resources. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views and is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Karl Schwing at the Commission Area office in Long Beach via written correspondence or by calling (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

5-07-166-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 31 July 2007

SUBJECT: Coastal Development Permit No. P-80-6669 granted to Carol Anderson on May 19, 1980 for:

Second floor office/storage addition of 1407 square feet to an existing retail store with no on-site parking.

AT: 1000 Manhattan Avenue, City of Manhattan Beach, Los Angeles County.

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

DESCRIPTION OF AMENDMENT REQUEST NO. 5-07-166-A1:

Change of use for second floor of two-story commercial structure from office/storage to retail, personal service or other use consistent with the City of Manhattan Beach zoning code, provided that the permittee continues to provide the six off-site parking spaces required by the underlying coastal development permit. Also, remove deed restriction which limits the use of second floor to only storage and office space [Los Angeles County Instrument No. 80-804608, recorded August 20, 1980].

FINDINGS:

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

On May 19, 1980, the Commission approved Coastal Development Permit P-80-6669 for the second floor addition and imposed a condition limiting the use of the second floor to storage and office space. A deed restriction was required and recorded on August 20, 1980 which limits the use of the second floor area to only storage and office space [Los Angeles County Instrument No. 80-804608]. A condition of the permit also requires the permittee to obtain six off-site parking spaces to serve the approved development.

In 2005, the permittee applied to the City of Manhattan Beach (which currently issues coastal development permits pursuant to a certified Local Coastal Program) for approval of wine tasting in the ground floor retail store and the installation of a new bathroom. The City approved the requested permit for the proposed wine tasting in early 2007, but discovered during the process that the second floor of the commercial structure was being used as a beauty salon in violation of the terms of Coastal Development Permit P-80-6669. The City has required the permittee to obtain Commission approval of the second floor beauty salon or to restore the second floor to a use that is consistent with the terms of Coastal Development Permit P-80-6669.

The permittee has requested this permit amendment to expand the list of uses that are allowed to occupy the second floor of the commercial structure. When the Commission approved the permit in 1980 for the second floor addition, it was proposed only as a storage area and office space with six off-site parking spaces. The Commission's findings supporting the approval of Coastal Development Permit P-80-6669 state that the project's impact on the City's public parking supply was the issue, but that the provision of the six off-site parking spaces would adequately mitigate the project's impact on coastal access. The findings do not support or explain the permit's condition that limits the use of the second floor to only office and storage, given the fact that other commercial uses have similar parking demands as general office uses.

According to the Commission's parking standards contained in the Interpretive Guidelines for Los Angeles County (1980), general office uses must provide parking at the rate of one space per 250 square feet (1:250), which is the same as the parking requirement for personal service uses like beauty salons (1:250). General retail uses are required to provide parking at the rate of one space per 225 square feet (1:225), and professional offices are required to provide parking at the rate of one space per 150 square feet (1:150).

Therefore, the permittee's request to amend the coastal development permit to allow for other second floor uses (e.g., retail, personal service) can be approved without increasing the parking demand of the existing structure or adversely affecting coastal access (provided that the permittee continues to provide the six off-site parking spaces). The existing beauty salon occupies approximately 700 square feet of the second floor, with the remainder being used as storage. The permittee has provided evidence, in a letter from the City of Manhattan Beach dated October 16, 2006, that six parking spaces have been assigned in a City parking lot to serve the development at 1000 Manhattan Avenue.

Therefore, the change proposed by the amendment is minor and will not adversely affect public access to and use of the water, adversely impact public recreational use of a public park or beach, or otherwise adversely affect recreation, access or the visual resources of the coast. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act and the certified Manhattan Beach LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Charles Posner** at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



5-02-385A4

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 31 July 2007
SUBJECT: Permit No. **5-02-385** granted to Los Angeles County Department of Beaches and Harbors, for:

Construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

PROJECT SITE: Venice Beach, Dockweiler State Beach, and Hermosa Beach, Los Angeles County.

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

Extend the period of use for another year for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The construction of five seasonal sand berms for winter storm wave protection was initially approved by the Commission in March 2003. The Coastal Development Permit expired after the first season and allowed the applicant to extend the permit for an additional year with the approval of an amendment. This amendment is the third extension. There has been no reported adverse impacts associated with the construction of the temporary berms over the last season and the conditions of the original permit, which included, timing of construction, operational responsibilities, and sensitive species monitoring will continue to be in effect. The proposed development as conditioned will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Three Arch Bay C S D, Attn: Drew Harper, Executive Director has applied for a one year extension of Permit No. 5-04-089 granted by the California Coastal Commission on 9 August 2005

for: Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.

at: Three Arch Bay Community, Laguna 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

A handwritten signature in black ink, appearing to read "Meg Vaughn".

By: Meg Vaughn
Coastal Program Analyst