

CALIFORNIA COASTAL COMMISSION

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

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

For the

September Meeting of the California Coastal Commission

MEMORANDUM

Date: September 5, 2007

TO: Commissioners and Interested Parties

FROM: Sherilyn Sarb and John Ainsworth, South Coast District Deputy Directors

SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the **September 5, 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. 5-07-063-W Dr. John Smith (Seal Beach, Orange County)
2. 5-07-254-W Pat & Carmen Everett (San Clemente, Orange County)
3. 5-07-255-W Theone Faltz Trust, Attn: Gary And Vickie Mieriau (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-07-208-W Hayes G. Garver II (Hermosa Beach, Los Angeles County)
2. 5-07-211-W Scott Dalton (Newport Beach, Orange County)
3. 5-07-214-W George L. Argyros (Newport Beach, Orange County)
4. 5-07-227-W Rajender Chandhok (Los Angeles, Los Angeles County)
5. 5-07-236-W Garrett Zopf (Newport Beach, Orange County)
6. 5-07-240-W David & Arcadia Kane (Hermosa Beach, Los Angeles County)
7. 5-07-262-W Yasuhiro & Donna Matsumura (Pacific Palisades, Los Angeles County)
8. 5-07-278-W Bond Construction Enterprises Inc. (San Pedro, Los Angeles County)
9. 5-07-288-W Tom Buchanan (Santa Monica, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-04-361-A1 James & Judy Watson (Seal Beach, Orange County)

TOTAL OF 13 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>
5-07-063-W Dr. John Smith	Remodel and addition to an existing 4,220 square foot two-story, five-unit multi-family building with attached four, 1-car garages. A major component of the project is the conversion of the existing five-unit building into a four-unit building. The project more specifically consists of: 1) adding of 200 square feet to an existing garage, resulting in a new tandem garage; 2) installing a new elevator; 3) remodeling a utility room on the 1st floor under the stairs for a new laundry room; 4) combining two existing units on the 2nd floor and adding 120 square feet of habitable area resulting in one-unit; 5) adding a new 80 square foot storage room on the 2nd floor; 6) constructing a total of 505 square feet of new 2nd floor deck; 7) raising the roof height to 24-feet; and 8) adding a new 40 square foot roof deck. Post project, the multi-family building will be 4,420 square feet, two-stories and consist of four-units with three, 1-car garages and one, 2-car garage totaling five parking spaces and 1,030 square feet. The maximum height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	617 Ocean Avenue, Seal Beach (Orange County)
5-07-254-W Pat & Carmen Everett	Remodel of an existing 3,741 sq. ft., 2-story, single-family residence with attached 2-car garage with the addition of 595 sq. ft. for a ground floor addition including extension of the family room, new laundry room and a new home office resulting in a 4,336 sq. ft. residence. The max height of the structure will be 25 feet above grade. No grading or landscaping is proposed.	19 Via Adelia, San Clemente (Orange County)
5-07-255-W Theone Faltz Trust, Attn: Gary And Vickie Micriau	Remodel of an existing 2,557 sq. ft., two-story single-family residence with attached two-car garage with the addition of 864 sq. ft. livable space, a new detached 247 sq. ft. one-car garage with attached guest quarters, and the replacement of existing second story deck wood beam supports with steel beams. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.	35221 Camino Capistrano, 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.

Applicant	Project Description	Project Location
5-07-208-W Hayes G. Garver II	Demolition of existing single family residence and construction of a new 2,518 square foot, 30 foot high, two-story single family residence, with roof deck, and an attached 345 square-foot, 2 car garage on a 2,483 square foot lot. Roof water run-off will be conducted through gutters and downspouts into landscaped areas where possible, excess overflow will be directed to a catch drain for direction to the public storm drain system.	339 26th Street, Hermosa Beach (Los Angeles County)
5-07-211-W Scott Dalton	Conversion of a triplex on one lot into three (3) condominium units. The project also includes installation of new utility lines, including two (2) new sewer and two (2) new water lines.	322 Marguerite Avenue, Newport Beach (Orange County)
5-07-214-W George L. Argyros	Demolition of an existing single-family residence on one lot and demolition of another existing single-family residence on another lot (a total of two single-family residences will be demolished). Also, merger of the two (2) lots into a single lot. The combination of the two lots will result in an approximately 18,354 square foot lot. No other work is proposed.	31 & 32 Harbor Island Drive, Newport Beach (Orange County)
5-07-227-W Rajender Chandhok	Construction of a two-story over basement level, 10-foot high (as measured from centerline of frontage road), 3,384 square-foot single-family residence, with a 333 square-foot, 2-car garage on a 9,265 square-foot lot. The proposed project includes the import of 225 cubic yards of soil.	273 Mabery, Los Angeles (Los Angeles County)
5-07-236-W Garrett Zopf	Demolition of an existing 1,196 sq. ft. two-story single family residence and garage for the construction of a new three-story, 2,618 sq. ft. residence and attached 487 sq. ft. two-car garage; with minor grading for soil re-compaction and site preparation. The maximum height of the residential structure will be 29 feet above finished grade. 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.	211 E Bay Ave, Newport Beach (Orange County)
5-07-240-W David & Arcadia Kane	Demolition of existing single family residence and construction of a new 2,791 square foot, 27 foot high, two-story single family residence, with roof deck, and an attached 411 square-foot, 2-car garage on a 2,850 square foot lot. Roof water run-off will be conducted through gutters and downspouts into landscaped areas where possible, excess overflow will be directed to a catch drain for direction to the public storm drain system.	24 7th St, Hermosa Beach (Los Angeles County)
5-07-262-W Yasuhiro & Donna Matsumura	Partial demolition of an existing single-family residence and the demolition of a detached two-car garage and the construction of a two-story, 28-foot high (as measured from centerline of frontage road), 3,866 square-foot single-family residence, with a 440 square-foot, 2-car garage on an 8,625 square-foot lot.	16031 W Temecula St, Pacific Palisades (Los Angeles County)

5-07-278-W Bond Construction Enterprises Inc.	Construction of two 1,933 square foot, 18 foot high, single-family residences, each with attached two car garages, on separate adjoining 2,500 square foot lots.	2946 & 2948 Kerckhoff Ave., San Pedro (Los Angeles County)
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5-07-288-W Tom Buchanan	Construction of a 1,310 square foot single-family residence above a new two car garage, and repair foundation for existing duplex.	726 Copland Court Unit C, Santa Monica (Los Angeles County)
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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>
5-04-361-A1 James & Judy Watson	Adding 86 square feet (8' x 10'-9") to an existing 91 square foot (8' x 11'-5") pool equipment room located in the rear yard. The new addition will have a roof and be 10'-6" in height. In addition, a new roof will be constructed for the existing 91 square foot pool equipment room and be 8'-6" in height.	250 Ocean Avenue, Seal Beach (Orange County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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 Long Beach, CA 90802-4302
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August 21, 2007

Chuck Feenstra
 721 Bayside Drive
 Seal Beach, CA 90740

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

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

WAIVER#: 5-07-063 **APPLICANT:** Dr. John Smith

LOCATION: 617 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 4,220 square foot two-story, five-unit multi-family building with attached four, 1-car garages. A major component of the project is the conversion of the existing five-unit building into a four-unit building. The project more specifically consists of: 1) adding of 200 square feet to an existing garage, resulting in a new tandem garage; 2) installing a new elevator; 3) remodeling a utility room on the 1st floor under the stairs for a new laundry room; 4) combining two existing units on the 2nd floor and adding 120 square feet of habitable area resulting in one-unit; 5) adding a new 80 square foot storage room on the 2nd floor; 6) constructing a total of 505 square feet of new 2nd floor deck; 7) raising the roof height to 24-feet; and 8) adding a new 40 square foot roof deck. Post project, the multi-family building will be 4,420 square feet, two-stories and consist of four-units with three, 1-car garages and one, 2-car garage totaling five parking spaces and 1,030 square feet. The maximum height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea, but is located within 300-feet of the inland extent of the beach. The lot size is 5,500 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The project conforms to the City's affordable housing program and while the density is being reduced from five-units to four-units, higher density is still being maintained on-site. The existing development provides only one parking space per unit. The proposed project will reduce the intensity of use on the site from 5 units to 4 units, as well as add a new parking space. Therefore, the project improves existing parking conditions. However, even with the added parking space, the project only provides 1 space per unit, plus one additional space for guest parking or a second space for one of the units. The Commission typically requires two spaces per unit. The site is only 50-feet wide. A limited amount of demolition is required for the proposed project; insufficient to address the site's parking deficiency. The addition is not located in an area that could accommodate parking. The site cannot accommodate additional on-site spaces without requiring complete demolition of the existing multi-family dwelling. 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 proposed project is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of 7th 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 September 5-7, 2007 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
 Executive Director


 Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



August 24, 2007

Brookstone Development, Attn: Paul Falco
28471 El Pepino
Laguna Beach, CA 92672

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#: 5-07-254 **APPLICANT:** Pat and Carmen Everett

LOCATION: 19 Via Adelia, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 3,741 sq. ft., 2-story, single-family residence with attached 2-car garage with the addition of 595 sq. ft. for a ground floor addition including extension of the family room, new laundry room and a new home office resulting in a 4,336 sq. ft. residence. The max height of the structure will be 25 feet above grade. No grading or landscaping is proposed.

RATIONALE: The subject site is a 7,350 square foot lot designated as Residential Low (RL) density in the City of San Clemente Land Use Plan (LUP). Some residential projects which are sited on inland lots in San Clemente are excluded from coastal development (CDP) permit requirements under Categorical Exclusion Order E-82-1. The proposed project does not qualify for exclusion from CDP requirements because the parcel did not exist on the date the order was adopted by the Commission and is located on an inland lot within the first public road and the sea in a gated community and would result in an increase of over 10% of internal floor area. The proposed project would remodel the ground floor of an existing two-story single family residence with a 595 sq. ft. addition for a new home office, laundry room and extension to the family room. The project conforms to the Commission's parking requirement (2 spaces per residence) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to landscaped areas. Public coastal access is available approximately 500 feet northwest of the site at San Clemente State Beach. 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 September 5-7, 2007 meeting. If three (3) 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
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Long Beach, CA 90802-4302
(562) 590-5071



August 24, 2007

Gary and Vickie Mierau
2828 Via Amapola
San Clemente, CA 92673

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#: 5-07-255**APPLICANT:** Gary and Vickie Mierau**LOCATION:** 35521 Camino Capistrano, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 2,557sq. ft., two-story single family residence with attached two-car garage with the addition of 864 sq. ft. livable space, a new detached 247 sq. ft. one-car garage with attached guest quarters, and the replacement of existing second story deck wood beam supports with steel beams. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

RATIONALE: The subject site is an inland 20,600 square foot lot designated as Residential Low (RL), 4.5 units per gross acre, in the San Clemente Land Use Plan (LUP). The lot is on a coastal bluff top on the inland side of Coast Hwy but within 300 feet of the inland extent of the beach. The proposed project would remodel interior portions of the existing single family residence and add a new non-attached one-car garage with guest room structure. No encroachment toward the bluff edge is proposed. 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 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; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 5-7, 2007 meeting. If three (3) 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

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



August 17, 2007

Rick Sellers
4001 Pacific Coast Highway, Suite #111
Torrance, CA 90505

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

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

WAIVER#: 5-07-208

APPLICANT: Hayes Garver

LOCATION: 339 26th, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 2,518 square foot, 30 foot high, two-story single family residence, with roof deck, and an attached 345 square-foot, 2 car garage on a 2,483 square foot lot. Roof water run-off will be conducted through gutters and downspouts into landscaped areas where possible, excess overflow will be directed to a catch drain for direction 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 1000 feet inland from the beach on a 2,483 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 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 **September 5 - 7, 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



August 23, 2007

Scott Dalton
P.O. Box 324
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#: 5-07-211

APPLICANT: Scott Dalton

LOCATION: 322 Marguerite Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a triplex on one lot into three (3) condominium units. The project also includes installation of new utility lines, including two (2) new sewer and two (2) new water lines.

RATIONALE: The subject site is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The proposed development consists of a conversion of a triplex into three (3) condominium units. 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 September 5-7, 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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Long Beach, CA 90802-4302
(562) 590-5071



August 21, 2007

John F. Biggs
1 Cameo Crest
Laguna Niguel, CA 92677

**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#: 5-07-214 **APPLICANT:** George Argyros

LOCATION: 31 & 32 Harbor Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence on one lot and demolition of another existing single-family residence on another lot (a total of two single-family residences will be demolished). Also, merger of the two (2) lots into a single lot. The combination of the two lots will result in an approximately 18,354 square foot lot. No other work is proposed.

RATIONALE: The subject site is designated as low density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project only involves combining two existing lots into a single lot. There is no proposed change in use. The proposed project is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 5-7, 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



July 30, 2007

Alex Ward
3384 Robertson Place
Los Angeles, CA 90034

**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#: 5-07-227

APPLICANT: Rajender Chandhok

LOCATION: 273 Mabery, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Construction of a two-story over basement level, 10-foot high (as measured from centerline of frontage road), 3,384 square-foot single-family residence, with a 333 square-foot, 2-car garage on a 9,265 square-foot lot. The proposed project includes the import of 225 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 2007-3218-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 (2,460 square-feet of permeable landscaped area will be maintained on the 9,265 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 public storm drain system. Plans will incorporate all recommendations included within the approved soils engineering report and City of Los Angeles Geology and Soils Approval Letter. 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 **September 5 - 7, 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

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August 24, 2007

Dennis Wood, Architect
407 E. Balboa Blvd.
Newport Beach, CA 90661

**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#: 5-07-236 **APPLICANT:** Garrett Zopf

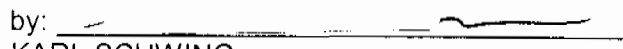
LOCATION: 211 E. Bay Ave., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1,196 sq. ft. two-story single family residence and garage for the construction of a new three-story, 2,618 sq. ft. residence and attached 487 sq. ft. two-car garage; with minor grading for soil re-compaction and site preparation. The maximum height of the residential structure will be 29 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.

RATIONALE: The subject site is a 2,400 square foot inland lot designated high density residential in the City of Newport Beach Land Use Plan (LUP) on the Balboa Peninsula. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Drainage from the site will be captured by downspouts and drainage swales and infiltrated through a trench drain at the rear of the property and gravel walkways surrounding the proposed dwelling to avoid surface runoff. Public coastal access is available approximately 70 yards west of the site at Balboa Beach. 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 September 5-7, 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 30, 2007

Attn: Cheryl Vargo
SUBTEC
5147 W. Rosecrans Avenue
Hawthorne, CA 90250

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

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

WAIVER#: 5-07-240

APPLICANT: David and Arcadia Keane

LOCATION: 24 7th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 2,791 square foot, 27 foot high, two-story single family residence, with roof deck, and an attached 411 square-foot, 2 car garage on a 2,850 square foot lot. Roof water run-off will be conducted through gutters and downspouts into landscaped areas where possible, excess overflow will be directed to a catch drain for direction 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 200 feet inland from the beach on a 2,791 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30 foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 5 - 7, 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



August 17, 2007

Shyh Haw Wu
4205 E. Live Oak Avenue
Arcadia, CA 91006

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#: 5-07-262

APPLICANT: Yasuhiro and Donna Matsumura

LOCATION: 16031 W. Temecula Street, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Partial demolition of an existing single-family residence and the demolition of a detached two-car garage and the construction of a two-story, 28-foot high (as measured from centerline of frontage road), 3,866 square-foot single-family residence, with a 440 square-foot, 2-car garage on an 8,625 square-foot lot.

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 2007-3829-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 with an additional two guest parking spaces). 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 (5,767 square-feet of permeable landscaped area will be maintained on the 8,625 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 **September 5 - 7, 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



August 28, 2007

Kyle Smith
22771 S. Western Avenue, #203
Torrance, CA 90501

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

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

WAIVER#: 5-07-278

APPLICANT: Bond Construction Enterprises Inc.

LOCATION: 2946 & 2948 Kerckhoff Avenue, San Pedro

PROPOSED DEVELOPMENT: Construction of two 1,933 square foot, 18 foot high, single-family residences, each with attached two car garages, on separate adjoining 2,500 square foot lots.

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 R1 Single-Family 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 September 5-7, 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



August 28, 2007

John Hattori
205 Coral View Street
Monterey park, CA 91755

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: #5-07-288

APPLICANT: Tom Buchanan

LOCATION: 726 Copeland Court, Santa Monica

PROPOSED DEVELOPMENT: Construction of a 1,310 square foot single-family residence above a new two car garage, and repair foundation for existing duplex.

RATIONALE: The proposed project is located over $\frac{3}{4}$ 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 new parking spaces for a total of four 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 September 5-7, 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

**5-04-361-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 28 August 2007

SUBJECT: Coastal Development Permit No. 5-04-361 granted to James and Judy Watson Hogan for:

Demolition of an existing single-family residence and construction of a new ocean-fronting 7,436 square foot three-level single-family residence with an attached 675 square foot three (3)-car garage. Grading consists of 400 cubic yards of cut and 400 cubic yards of export.

PROJECT SITE: 250 Ocean Avenue, Seal Beach (Orange County)

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

Adding 86 square feet (8' x 10'-9") to an existing 91 square foot (8' x 11'-5") pool equipment room located in the rear yard. The new addition will have a roof and be 10'-6" in height. In addition, a new roof will be constructed for the existing 91 square foot pool equipment room and be 8'-6" in height.

FINDINGS:

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

The proposed development will not create new habitable area seaward of the structural stringline and will not result in adverse visual impacts to and along the coast from public vantage points. The proposed amendment is consistent with the underlying permit approval (CDP NO. 5-04-361) and will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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