

CALIFORNIA COASTAL COMMISSION

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



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

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: Oct 16, 2008

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast Deputy Director (Orange County)

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 that will be reported to the Commission on either **October 16, 2008** 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. 5-08-224-W Mark Burkhardt (Newport Beach, Orange County)
2. 5-08-238-W Shoreline Village Enterprises, Attn: Maureen Baker (Long Beach, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-08-101-W Matthew Nunez (Newport Beach, Orange County)
2. 5-08-176-W City Of Santa Monica Civil Engineering And Architecture Dept., Attn: Allan Sheth, P.E. (Santa Monica, Los Angeles County)
3. 5-08-180-W Frank Zavala (Newport Beach, Orange County)
4. 5-08-181-W Frank Zavala (Newport Beach, Orange County)
5. 5-08-182-W Frank Zavala (Newport Beach, Orange County)
6. 5-08-210-W Yaron & Yael Levy (Pacific Palisades, Los Angeles County)
7. 5-08-215-W Coast M. Investments Inc., Attn: Mike Rafipoor (Corona Del Mar, Orange County)
8. 5-08-216-W City Of Los Angeles, Department Of Public Works, Bureau Of Eng., Attn: Norman Mundy (Pacific Palisades, Los Angeles County)
9. 5-08-219-W Peter Nelson (Newport Beach, Orange County)
10. 5-08-226-W Douglas Van Pierson (Venice, Los Angeles County)
11. 5-08-229-W Ilan Levy (Pacific Palisades, Los Angeles County)
12. 5-08-231-W David Podleski (Venice, Los Angeles County)
13. 5-08-232-W Thomas & Stacy Arthur (Seal Beach, Orange County)
14. 5-08-240-W Donald Downs (San Clemente, Orange County)
15. 5-08-241-W City Of Redondo Beach, Attn: Michael Witzansky (Redondo Beach, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-02-031-A3 Orange County Department Of Public Works, Attn: Nardy Khan, Engineer Supervisor (, Orange County)

TOTAL OF 18 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>
5-08-224-W Mark Burkhart	Remodel of an existing 1,607 sq. ft., two-story single family residence with attached 436 sq. ft. two-car garage with the addition of 1,117 sq. ft. livable space, and 270 sq. ft. to the existing garage resulting in a 2,724 sq. ft., two-story residence and 706 sq. ft. three-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.	12 Balboa Coves, Newport Beach (Orange County)
5-08-238-W Shoreline Village Enterprises, Attn: Maureen Baker	Install an 87 square foot (32.75ft x 32in) Shoreline Village roof sign with 28 to 32in illuminated channel letters on the north elevation of the shopping center.	401-435 Shoreline Village Dr., Long Beach (Los Angeles 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>
5-08-101-W Matthew Nunez	Demolition of existing single family residence and construction of a new 2,825 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 195 square foot, single car garage and a single car, carport.	118 39th Street, Newport Beach (Orange County)
5-08-176-W City Of Santa Monica Civil Engineering And Architecture Dept., Attn: Allan Sherh P.E.	Installation of 10 to 20 hydraugers in five locations for dewatering the hillside; and spraying a test area, measuring approximately 30 feet wide by 15 feet high, on the bluff face with a clear surface chemical grout. The grout is a non-toxic water-reactive polyurethane prepolymer which is absorbed by capillary action into the surface of the soil, bonding the soil particles and forming a protective layer to reduce soil erosion. The horizontal drains will be hidden by native drought tolerant vegetation. The soil treatment will be monitored on a periodic basis and reports will be provided to the City and to the Coastal Commission.	Santa Monica Palisades Bluffs (between Pacific Coast Highway & Ocean Avenue), Santa Monica (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-180-W Frank Zavala</p>	<p>Demolition of an existing two-story apartment complex located on three lots and construction of a new three-story 3,003 square foot single-family residence with an attached 384 square foot two-car garage on one of the three lots. The maximum height of the structure will be 29-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.</p>	<p>1701, 1703 & 1705 West Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-08-181-W Frank Zavala</p>	<p>Construction of a new three-story 2,957 square foot single-family residence with an attached 384 square foot two-car garage. The maximum height of the structure will be 29-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. The demolition of the existing two-story apartment complex on site is associated with Coastal Development Permit Application No. 5-08-180.</p>	<p>1703 W. Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-08-182-W Frank Zavala</p>	<p>Construction of a new three-story 2,967 square foot single-family residence with an attached 384 square foot two-car garage on. The maximum height of the structure will be 29-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. The demolition of the existing two-story apartment complex on site is associated with Coastal Development Permit Application No. 5-08-180.</p>	<p>1705 W. Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-08-210-W Yaron & Yacl Levy</p>	<p>Demolition of a single-family residence and construction of a two-story 2,438 square foot, 26.5-foot high (existing grade), single-family residence with attached two-car garage.</p>	<p>15866 Seabec Circle, Pacific Palisades (Los Angeles County)</p>
<p>5-08-215-W Coast M. Investments Inc., Attn: Mike Raffipoor</p>	<p>Conversion of an existing 3,651 sq. ft. retail commercial building into a restaurant with 640 sq. ft. dining area and 160 sq. ft. outdoor patio dining area, twelve on-site (12) parking spaces and ten (10) off-site employee parking spaces.</p>	<p>2421 East Coast Highway, Corona Del Mar (Orange County)</p>
<p>5-08-216-W City Of Los Angeles, Department Of Public Works, Bureau Of Eng., Attn: Norman Mundy</p>	<p>Remove and dispose of 370 cubic yards of soil (landslide material) from the bottom of the southwest slope of a previously regraded hillside; and re-construct the damaged portion of the cross-slope concrete drainage channel. The slope and channel will be restored to their previous state and the disturbed area will be re-landscaped with native vegetation and erosion control measures will be implemented during construction.</p>	<p>Adjacent To 15301 W. Pacific Coast Highway (adjacent to southeast of), Pacific Palisades (Los Angeles County)</p>
<p>5-08-219-W Peter Nelson</p>	<p>Demolition of existing single family residence and garage and construction of a three-story, 2,782 sq. ft. single-family home, 2-car garage, roof deck, landscape and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Minimum grading is proposed consisting of 200 cubic yards of over-excavation and 110 cubic yards of fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site with the use of gravel walkways and a trench drain in the frontage landscaped area before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.</p>	<p>115 Garnet Ave., Newport Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-226-W Douglas Van Picrson</p>	<p>Demolition of a detached garage, and construction of a three-story, thirty-foot high, 1,560 square foot second residential unit (over parking) on the rear portion of a 3,600 square foot lot with an existing one-story, 890 square foot single-family residence. Five on-site parking spaces are provided for the two resulting residential units.</p>	<p>724 Superba Ave., Venice (Los Angeles County)</p>
<p>5-08-229-W Ilan Levy</p>	<p>Demolition of a single-family residence and construction of a two-story 2,438 square foot, 26.5-foot high (existing grade), single-family residence with attached two-car garage.</p>	<p>15860 Scabec Circle Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-08-231-W David Podleski</p>	<p>Demolition of a one-story, 733 square foot single-family residence and detached garage on a 4,008 square foot lot, and construction of a two-story, 25-foot high (with one 35-foot high roof access structure), 3,177 square foot single-family residence with an attached two-car garage.</p>	<p>557 28th Avenue, Venice (Los Angeles County)</p>
<p>5-08-232-W Thomas & Stacy Arthur</p>	<p>Demolition of an existing single-family residence and construction of a new 3,677 square foot, three-story single-family residence with an attached 650 square foot three-car garage. The maximum height of the structure will be 35-feet above finished grade. Grading will consist of 20 cubic yards of cut for recompaction purposes and 25 cubic yards of import. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>225 15th Street, Seal Beach (Orange County)</p>
<p>5-08-240-W Donald Downs</p>	<p>Remodel of an existing three-level single family residence with 2-car garage with the addition of 109 sq. ft. to the middle level by enclosing a portion of an existing deck, re-decking of an existing garage rooftop deck with stone decking, new outdoor fireplace and outdoor bbq and counter on rooftop deck on a coastal bluff lot. No grading or landscaping is proposed.</p>	<p>333 West Pasco De Cristobal, San Clemente (Orange County)</p>
<p>5-08-241-W City Of Redondo Beach, Attn: Michael Witzansky</p>	<p>The construction and operation of a temporary ice skating rink to be located adjacent to the Seaside Lagoon, which is traditionally closed to the public outside of the summer months. The rink would be open for ice skating to the general public for a small fee, although other anticipated amenities including, seasonal/holiday themed activities, movie nights, etc. would be available at no cost to the public. The rink would be open from November 18, 2008 to January 11, 2009 and also require a few days for construction and removal on either end of these dates. No grading or permanent structures will be constructed as a part of this project and it will not be located on the sandy beach.</p>	<p>Seaside Lagoon, 200 Portofino Way (Seaside Lagoon), Redondo Beach (Los Angeles County)</p>

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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5-02-031-A3

Orange County Department
Of Public Works, Attn:
Nardy Khan, Engineer
Supervisor

A two-year time extension to allow maintenance at the seven (7) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until August 2010. No changes proposed to the actual maintenance activities.

Ocean Outlet Locations Throughout Orange County, Orange County

CALIFORNIA COASTAL COMMISSION

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



September 30, 2008

Mark Burkhart
12 Balboa Coves
Newport Beach, CA 92663

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

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

WAIVER#: 5-08-224**APPLICANT:** Mark Burkhart**LOCATION:** 12 Balboa Coves, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 1,607 sq. ft., two-story single family residence with attached 436 sq. ft. two-car garage with the addition of 1,117 sq. ft. livable space, and 270 sq. ft. to the existing garage resulting in a 2,724 sq. ft., two-story residence and 706 sq. ft. three-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

RATIONALE: The subject site is a 4,551 square foot lot bay lot fronting a small cove beach (no bulkhead) and is designated as Low Density Residential (RH-A) in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence, adding 863 sq. ft. to an existing 335 sq. ft. second story, adding 254 sq. ft. to the 1,272 sq. ft. first floor and expanding the existing garage by 270 sq. ft. for a 3-car garage. The first floor addition is on the rear (bayside) portion of the residence, however, will not result in a bayward encroachment. The proposed project exceeds the Commission's typical parking requirement of two spaces per residential unit. No work is proposed to the existing dock and gangway. The project is designed to be compatible with the character of the surrounding development. The proposed residential remodel/addition 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 **October 15-17, 2008** 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
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



September 25, 2008

Maureen Baker, Shoreline Village Enterprises
429-P Shoreline Village Drive
Long Beach, CA 90802

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: 5-08-238 **APPLICANT:** Shoreline Village Enterprises

LOCATION: 401-435 Shoreline Village Drive (Shoreline Village Shopping Center), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install an 87 square foot (32.75' x 32") "Shoreline Village" roof sign with 28-to-32-inch illuminated channel letters on the north elevation of the shopping center.

RATIONALE: The proposed sign, which would be placed on the roof of an existing waterfront commercial building, has been approved by the City of Long Beach Planning Department (Case No. 0709-18). Coastal Commission authorization is necessary because the project site is located on State Tidelands within the Commission's area of original jurisdiction. The proposed sign would face Rainbow Harbor and the Pike commercial-entertainment project located in the Downtown Shoreline area of Long Beach. The proposed project will have no negative impacts on coastal views or resources because the new sign will not extend above the existing height of the structure, and the proposed project does not: a) obstruct views to or along the coast from publicly accessible places; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project will not increase the density, intensity of use, or the parking demand of the site, and will not negatively impact coastal access opportunities for the general public. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **October 16, 2008 meeting in Ventura**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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PETER DOUGLAS
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

September 25, 2008



Chris Ball
4024 Channel Place
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#: 5-08-101

APPLICANT: Mathew Nunez

LOCATION: 118 39th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 2,825 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 195 square foot, single car garage and a single car, carport.

RATIONALE: The subject site is a 2,375 square foot, interior lot designated Medium Density Residential in the City's certified LUP. Public coastal access exists in the project vicinity at the sandy public beach along the Balboa Peninsula (approximately 1/2 block south). The proposed project conforms to the Commission's typically imposed parking requirement of two spaces per residential unit and is designed to be compatible with the character of surrounding development. In addition, water quality measures including directing site drainage to permeable area and gravel leach pit drains and construction of a trench drain along the driveway have been incorporated into the project design. 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. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 15-17, 2008** 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

CALIFORNIA COASTAL COMMISSION

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



October 2, 2008

Allan Sheth
City of Santa Monica
1437 4th Street
Santa Monica, CA 90405

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

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

WAIVER# : 5-08-176

APPLICANT: City of Santa Monica

LOCATION: Santa Monica Palisades bluffs, between Pacific Coast Highway and Ocean Avenue, City of Santa Monica

PROPOSED DEVELOPMENT: Installation of 10 to 20 hydraugers in five locations for dewatering the hillside; and spraying a test area, measuring approximately 30 feet wide by 15 feet high, on the bluff face with a clear surface chemical grout. The grout is a non-toxic water-reactive polyurethane prepolymer which is absorbed by capillary action into the surface of the soil, bonding the soil particles and forming a protective layer to reduce soil erosion. The horizontal drains will be hidden by native drought tolerant vegetation. The soil treatment will be monitored on a periodic basis and reports will be provided to the City and to the Coastal Commission.

RATIONALE: The proposed project is located on the bluffs above Pacific Coast Highway. The improvement measures for the bluff are aimed at decreasing water in the bluffs, which contributes to erosion, and increasing the bluff's resistance to surface erosion. The grouting slightly darkens the soil, but is consistent with the various shades found on the bluff. Furthermore, the test area will be located along the lower portion of the bluff, behind the existing tall vegetation so the test area will not be visible from PCH or from the bluff top. 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 October 15-17, 2008 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

GARY TIMM
COASTAL PROGRAM MANAGER

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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September 30, 2008

Dennis Wood, Architect
407 East Balboa Boulevard
Newport Beach, CA 92661

**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#: 5-08-180 **APPLICANT:** Frank Zavala

LOCATION: 1701, 1703 & 1705 West Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story apartment complex located on three lots and construction of a new three-story 3,003 square foot single-family residence with an attached 384 square foot two-car garage on one of the three lots. The maximum height of the structure will be 29-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 lot size is 2,566 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists adjacent to the site at the end of 17th 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 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 October 15-17, 2008 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 requi

PETER DOUGLAS
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KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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September 30, 2008

Dennis Wood, Architect
407 East Balboa Boulevard
Newport Beach, CA 92661

**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#: 5-08-181 **APPLICANT:** Frank Zavala

LOCATION: 1703 West Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new three-story 2,957 square foot single-family residence with an attached 384 square foot two-car garage. The maximum height of the structure will be 29-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. The demolition of the existing two-story apartment complex on site is associated with Coastal Development Permit Application No. 5-08-180.

RATIONALE: The lot size is 2,566 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists adjacent to the site at the end of 17th 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 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 October 15-17, 2008 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 req

PETER DOUGLAS
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KARL SCHWING
Orange County Area Supervisor

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September 30, 2008

Dennis Wood, Architect
407 East Balboa Boulevard
Newport Beach, CA 92661

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#: 5-08-182 **APPLICANT:** Frank Zavala

LOCATION: 1705 West Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new three-story 2,967 square foot single-family residence with an attached 384 square foot two-car garage on. The maximum height of the structure will be 29-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. The demolition of the existing two-story apartment complex on site is associated with Coastal Development Permit Application No. 5-08-180.

RATIONALE: The lot size is 2,566 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists adjacent to the site at the end of 17th 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 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 October 15-17, 2008 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 re

PETER DOUGLAS
Executive Director


KARL SCHWINN
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



October 2, 2008

Thomas Johnson
Arctech Architectural Services
9659 Sophia Avenue
North Hills, CA 91343

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#: 5-08-210

APPLICANT: Yaron & Yael Levy

LOCATION: 15866 Seabec Circle Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a two-story 2,438 square foot, 26.5-foot high (existing grade), single-family residence with attached two-car garage.

RATIONALE: The project site is vacant hillside lot, approximately ¼ 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-2008-872-AIC from the City of Los Angeles Planning Department (7/29/08). 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 October 15-17, 2008 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

GARY TIMM
COASTAL PROGRAM MANAGER

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 30, 2008

Catherine Biggers, Project Manager
17310 Red Hill Avenue, Suite 250
Irvine, A 92614

**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#: 5-08-215
Rafipoor

APPLICANT: Coast M Investments, Inc. Attn: Mike

LOCATION: 2421 East Coast Hwy, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing 3,651 sq. ft. retail commercial building into a restaurant with 640 sq. ft. dining area and 160 sq. ft. outdoor patio dining area, twelve on-site (12) parking spaces and ten (10) off-site employee parking spaces.

RATIONALE: The site is an inland lot located on the commercial strip of East Coast Hwy in the Corona del Mar area of Newport Beach approximately a mile inland from the beachfront. The proposed development consists of converting an existing retail commercial building into a restaurant. The subject site is a 5,289 sq. ft. lot developed with a 3,651 sq. ft. commercial structure with mezzanine and basement level parking garage. The proposed restaurant is for 800 sq. ft. of dining area accommodating 48 seats including patio dining. The project proposes nine (9) standard legal parking spaces for on-site patron parking (up to 12 with valet stacked parking) in a basement parking garage and ten (10) off-site employee parking spaces approximately two and a half blocks away, thereby meeting the City's parking requirements for a restaurant of this size. Public coastal access is available approximately a mile southwest at Big Corona beach. 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 **October 15-17, 2008** 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



September 29, 2008

Norman Mundy
City of Los Angeles
Department of Public Works
Bureau of Engineering
1149 S. Broadway, Suite 600
Los Angeles, CA 90015

**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#: 5-08-216

APPLICANT: City of Los Angeles, Dept. of Public
Works, Bureau of Engineering

LOCATION: Adjacent to 15301 W. Pacific Coast Highway , Pacific Palisades, City of Los Angeles.

PROPOSED DEVELOPMENT: Remove and dispose of 370 cubic yards of soil (landslide material) from the bottom of the southwest slope of a previously regraded hillside; and re-construct the damaged portion of the cross-slope concrete drainage channel. The slope and channel will be restored to their previous state and the disturbed area will be re-landscaped with native vegetation and erosion control measures will be implemented during construction.

RATIONALE: The proposed project will repair a portion of a landslide damaged slope and existing drainage channel that was previously constructed under a coastal development permit. The slope will be regraded to it's previous condition and the area will be restored with native vegetation. During construction BMPs will be implemented to control erosion and prevent off-site runoff. The proposed project will not have a significant impact on coastal views, 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 October 15-17, 2008 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

GARY TIMM
COASTAL PROGRAM MANAGER

CALIFORNIA COASTAL COMMISSION

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



September 30, 2008

Bucilla Group Architecture
19772 MacArthur Blvd Suite 260
Irvine, CA 92612

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#: 5-08-219 **APPLICANT:** Peter Nelson

LOCATION: 115 Garnet Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and garage and construction of a three-story, 2,782 sq. ft. single-family home, 2-car garage, roof deck, landscape and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Minimum grading is proposed consisting of 200 cubic yards of over-excavation and 110 cubic yards of fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site with the use of gravel walkways and a trench drain in the frontage landscaped area before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.

RATIONALE: The subject site is 2,550 square foot inland lot on Balboa Island designated high density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project meets 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 bay is available approximately 30 feet west of the site via a boardwalk encompassing the entire island. Adequate measures to address water quality have been incorporated during construction and into the project design. Water runoff from roof and roof deck will be directed to permeable and landscaped areas; surface flows will be directed to area drains leading to an underground drainage system directed to a trench drain at the front of the property. Gravel walkways provide greater infiltration onsite. A trench drain surrounds the front concrete patio. The use of drought-tolerant plants will minimize runoff from landscaping. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 15-17, 2008** 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



September 25, 2008

Douglas Pierson
724 Superba Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-226**APPLICANT:** Douglas Pierson**LOCATION:** 724 Superba Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached garage, and construction of a three-story, thirty-foot high, 1,560 square foot second residential unit (over parking) on the rear portion of a 3,600 square foot lot with an existing one-story, 890 square foot single-family residence. Five on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-0051, 1/7/08) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for structures with varied rooflines in the Milwood area of Venice, and the resulting two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided: five spaces. Vehicular access is provided only from Superba Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,235 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 **October 16, 2008 meeting in Ventura** 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 req

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



October 2, 2008

Thomas Johnson
Arctech Architectural Services
9659 Sophia Avenue
North Hills, CA 91343

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#: 5-08-229

APPLICANT: Ilan Levy

LOCATION: 15860 Seabec Circle Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a two-story 1,942 square foot, 27.5-foot high (existing grade), single-family residence with attached two-car garage.

RATIONALE: The project site is vacant hillside lot, approximately ¼ 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-2008-875-AIC from the City of Los Angeles Planning Department (7/30/08). 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

October 15-17, 2008 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

GARY TIMM
COASTAL PROGRAM MANAGER

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2008

Corinne T. Baginski
323 Windward Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-231**APPLICANT:** David Podleski**LOCATION:** 557 28th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 733 square foot single-family residence and detached garage on a 4,008 square foot lot, and construction of a two-story, 25-foot high (with one 35-foot high roof access structure), 3,177 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2008-3359, 8/19/08) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Southeast Venice area (the 100 square foot roof access structure is part of the structure that can be permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided by a two-car garage and one uncovered space, all accessed from Beach Avenue (there is no alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the site (approximately 1,900 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 16, 2008 meeting in Ventura** 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

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2008

James Gallagher
11151 Donnis Road
Los Alamitos, CA

**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#: 5-08-232 **APPLICANT:** Thomas & Stacy Arthur

LOCATION: 225 15th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3,677 square foot, three-story single-family residence with an attached 650 square foot three-car garage. The maximum height of the structure will be 35-feet above finished grade. Grading will consist of 20 cubic yards of cut for recompaction purposes and 25 cubic yards of import. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 3,750 square feet and is designated as residential medium density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 14th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 15-17, 2008 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

CALIFORNIA COASTAL COMMISSION

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



September 30, 2008

Donald Downs
333 West Paseo de Cristobal
San Clemente, CA 92672

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

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

WAIVER#: 5-08-240

APPLICANT: Donald Downs

LOCATION: 333 West Paseo de Cristobal, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing three-level single family residence with 2-car garage with the addition of 109 sq. ft. to the middle level by enclosing a portion of an existing deck, re-decking of an existing garage rooftop deck with stone decking, new outdoor fireplace and outdoor bbq and counter on rooftop deck on a coastal bluff lot. No grading or landscaping is proposed.

RATIONALE: The subject site is a 7,007 square foot coastal bluff lot near the intersection of Paseo de Cristobal and Esplanade within the first public road and the sea. The lot is designated residential medium density in the City of San Clemente Land Use Plan (LUP). The proposed project would remodel an existing garage rooftop deck and remodel the residence by enclosing a 109 sq. ft. portion of an existing deck to expand the master bedroom on the middle level of the residence. The residence is visible from the public beach at the foot of the coastal bluff. The new addition is on the coastal bluff side of the lot but will be flush with an existing deck on the upper level of the residence and therefore will not result in any further encroachment toward the bluff. 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. Public coastal access is available approximately 60 yards west of the site at the T-Street Access Point. 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 October 15-17, 2008 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
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



October 2, 2008

City of Redondo Beach
Attn: Mike Witzansky
415 Diamond St.
Redondo Beach, CA 90277

**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: 5-08-241 **APPLICANTS:** City of Redondo Beach

LOCATION: Seaside Lagoon, 200 Portofino Way, City of Redondo Beach, Los Angeles County.

PROPOSED DEVELOPMENT: The construction and operation of a temporary ice skating rink to be located adjacent to the Seaside Lagoon, which is traditionally closed to the public outside of the summer months. The rink would be open for ice skating to the general public for a small fee, although other anticipated amenities including, seasonal/holiday themed activities, movie nights, etc. would be available at no cost to the public. The rink would be open from November 18, 2008 to January 11, 2009 and also require a few days for construction and removal on either end of these dates. No grading or permanent structures will be constructed as a part of this project and it will not be located on the sandy beach.

RATIONALE: The site is located on the seaward side of Harbor Drive, the first public road inland of the sea. Harbor Drive is a public street that runs along the landward border of King Harbor in Redondo Beach. The harbor area is developed with restaurants, shops, overnight accommodations and associated parking lots. The harbor area of Redondo Beach is an area of deferred certification, therefore the Coastal Act remains the standard of review for this location. The site is designated as Parks/Open Space in the City of Redondo Beach zoning map. The proposed project is not exempt because it is located seaward of the mean high tide line. The proposed development will not create any new adverse impacts on existing public access in the area and will actually provide increased recreational opportunities in an area that is currently closed to the public during the winter season. Parking for the proposed project is available in the Seaside Lagoon parking lot adjacent to the project site. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act, and will not prejudice the City's ability to prepare an LCP for this area.

This waiver will not become effective until reported to the Commission at their **October 15-17, 2008** 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: _____
Gary Timm /
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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

5-02-031-A3**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: October 6, 2008

SUBJECT: Coastal Development Permit #5-02-031 granted to County of Orange, RDMD for:

Implementation of an "Ocean Outlet Maintenance Manual" to standardize the County's ocean outlet maintenance practices for flood control and recreational purposes. Permit set to expire five (5) years from the date the permit is approved by the Commission.

AT: Seven (7) Ocean Outlet locations throughout Orange County: Segunda Deshecha (San Clemente); Poche Beach, Capistrano Beach, North Doheny, and Salt Creek (Dana Point); Santa Ana River and Talbert Channel (Huntington Beach)

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:

A two-year time extension to allow maintenance at the seven (7) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until August 2010. No changes proposed to the actual maintenance activities.

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 permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit and will not result in any adverse impacts to coastal resources or access. No changes are proposed to the Ocean Outlet Maintenance Manual. Water quality monitoring of outfall discharges over the past five years do not indicate significant water quality impacts after maintenance activities. A special condition was imposed on the underlying permit thereby requiring an amendment to the permit from the Commission for the proposed extension of time.

The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's or County's ability to prepare an 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 **Liliana Roman** at the Commission Area office in Long Beach (562) 590-5071.