

CALIFORNIA COASTAL COMMISSION

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

**TH-12****SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 4, 2008

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast District Deputy Director (Orange County)

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 **November 13 & 14, 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. 5-08-249-W Stephen & Susan Bauman Trustees (Laguna Beach, Orange County)
2. 5-08-256-W Miri Lerner (Venice, Los Angeles County)
3. 5-08-263-W Theodore Mico & Barbara Gale (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-08-230-W Lido Acacia Reality LLC (Newport Beach, Orange County)
2. 5-08-239-W Lora Laverty (Pacific Palisades, Los Angeles County)
3. 5-08-247-W Brian & Emily Sullivan (Pacific Palisades, Los Angeles County)
4. 5-08-250-W John & Kristin Sims (Pacific Palisades, Los Angeles County)
5. 5-08-258-W Michael & Jan Pogue (Hermosa Beach, Los Angeles County)
6. 5-08-260-W Jack Saida (Newport Beach, Orange County)
7. 5-08-265-W NSC Enterprises, Attn: Sheila Kaviani (Corona Del Mar, Orange County)
8. 5-08-266-W NSC Enterprises Inc., Attn: Sheila Kaviani (Corona Del Mar, Orange County)
9. 5-08-269-W Joe Cirillo, Attn: Sharyl Beebe (Pacific Palisades, Los Angeles County)
10. 5-08-270-W Joe Cirillo, Attn: Sharyl Beebe (Pacific Palisades, Los Angeles County)
11. 5-08-271-W William Allen (Newport Beach, Orange County)
12. 5-08-272-W City Of Long Beach Department Of Parks & Recreation, Attn: Heather Martin (Long Beach, Los Angeles County)
13. 5-08-281-W Richard Sprague (Newport Beach, Orange County)
14. 5-08-283-W 16056 Aiglon St., LLC, Attn: Kami Yaghmai (Pacific Palisades, Los Angeles County)
15. 5-08-284-W Santa Monica Mountains Conservancy (Pacific Palisades, Los Angeles County)
16. 5-08-288-W Marianne Maiocco Kirtland (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-04-356-E2 UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler (Irvine, Orange County)
2. 5-90-789-E16 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management (Venice, Los Angeles County)

TOTAL OF 21 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>
5-08-249-W Stephen & Susan Bauman Trustees	The addition and remodel to an existing single family residence resulting in a 1942 square-foot, 19 feet high (measured from existing and finished grade) single family residence with an attached 400 square-foot garage. The proposed addition includes a 362 square-foot addition to the first level, a 109 square-foot addition to the second floor, a 12 square-foot addition to the third level and a 310 square-foot second floor deck. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 192 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to the Bee Canyon landfill located outside of the coastal zone.	16 Bay Drive, Laguna Beach (Orange County)
5-08-256-W Miri Lerner	Remodel and addition to an existing two-story, 31.5-foot high, 2,251 square foot single-family residence; resulting in a two-story, 31.5-foot high, 2,939 square foot single-family residence with a 374 square foot two-car garage. This is an after-the-fact application.	5015 S. Pacific Avenue, Venice (Los Angeles County)
5-08-263-W Theodore Mico & Barbara Gale	Construct a 371 square foot, 25-foot high second floor (bedroom & bathroom) over a two-car garage attached to an existing two-story, 1,786 square foot single-family residence, resulting in a 25-foot high, 2,157 square foot single-family residence with a 328 square foot two-car garage. The project also includes a new roof deck on top of the second floor addition.	452 Howland Canal, Venice (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>
5-08-230-W Lido Acacia Reality LLC	Conversion of an existing duplex into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.	700 Acacia Aveune, Newport Beach (Orange County)
5-08-239-W Lora Laverty	Demolition of a single-family residence and construction of a 33 foot high (existing grade), three-story, 4,394 square foot, single-family residence with attached separate one- car garages	16754 West Edgar Street, Pacific Palisades (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-247-W Brian & Emily Sullivan</p>	<p>Demolition of a single-family residence and construction of a 33 foot high (existing grade), two-story with basement, 8,622 square foot, single-family residence with detached 621 square foot garage.</p>	<p>15040 Altata Dr., Pacific Palisades (Los Angeles County)</p>
<p>5-08-250-W John & Kristin Sims</p>	<p>Demolition of an existing single family residence and the construction of a two-story, 25-foot high (as measured from centerline of frontage road), 3,810 square-foot single-family residence, with an attached 522 square-foot, two-car garage, with a rear yard swimming pool and spa on a 7,753 square-foot lot. No grading is proposed as a part of this project.</p>	<p>557 Almar Ave., Pacific Palisades (Los Angeles County)</p>
<p>5-08-258-W Michael & Jan Pogue</p>	<p>Addition of a third floor to an existing single family residence resulting in a 2,325 square foot, 30 foot high, three-story single family residence, and enclosed parking for two vehicles and two open guest parking spaces. The proposed project also includes structural modifications to accommodate the new floor, a new third floor deck, and other cosmetic improvements to the structure. No grading is proposed as a part of the project.</p>	<p>235 Monterey Blvd., Hermosa Beach (Los Angeles County)</p>
<p>5-08-260-W Jack Saida</p>	<p>Demolition of an existing single family residence and construction of a new two-story, 3,419 sq. ft. duplex with a 148 sq. ft. roof deck, two attached 1-car garages and two carports; minor grading for soil re-compaction and site preparation; landscaping and hardscape improvements. The maximum height of the residential structure will be 24 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 not proposed, artificial turf is proposed for the front yard.</p>	<p>1004 W. Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-08-265-W NSC Enterprises, Attn: Sheila Kaviani</p>	<p>Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>505 & 505 1/2 Carnation Ave., Corona Del Mar (Orange County)</p>
<p>5-08-266-W NSC Enterprises Inc., Attn: Sheila Kaviani</p>	<p>Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>703 & 703 1/2 Carnation Ave., Corona Del Mar (Orange County)</p>
<p>5-08-269-W Joe Cirillo, Attn: Sharyl Beebe</p>	<p>Construction of a three-level single-family residence with approximately 2,500 square feet of internal floor area (plus an attached two-car garage) on a vacant 3,888 square foot hillside lot. Approximately 500 cubic yards of material will be excavated in order to construct the foundation, which will include the installation of soldier piles into the underlying bedrock and the construction of retaining walls on the slope above the house, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section.</p>	<p>17719 Posetano Road, Pacific Palisades (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-270-W Joe Cirillo, Attn: Sharyl Beebe</p>	<p>Construction of a three-level single-family residence with approximately 2,500 square feet of internal floor area (plus an attached two-car garage) on a vacant 3,681 square foot hillside lot. Approximately 500 cubic yards of material will be excavated in order to construct the foundation, which will include the installation of soldier piles into the underlying bedrock and the construction of retaining walls on the slope above the house, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section.</p>	<p>17713 Posetano Road, Pacific Palisades (Los Angeles County)</p>
<p>5-08-271-W William Allen</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 2,693 square foot single-family residence with an attached 562 Square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 250 cubic yards of cut and 250 cubic yards for purposes of recompaction, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>801 West Bay Avenue, Newport Beach (Orange County)</p>
<p>5-08-272-W City Of Long Beach Department Of Parks & Recreation, Attn: Heather Martin</p>	<p>Removal of non-native plants (primarily 50,000 square feet of iceplant) from the eastern bank of Colorado Lagoon, and soil stabilization using native plants and straw fiber rolls. The non-native plants will be carefully removed by hand leaving the native plants undisturbed to the maximum extent feasible. Herbicides and solarization tarps will not be used. All trimmings will be disposed of at an appropriate off-site location. No bird nests will be disturbed. A biologist will supervise the work.</p>	<p>Monrovia Avenue and Fourth Street, Long Beach (Los Angeles County)</p>
<p>5-08-281-W Richard Sprague</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 2,700 square foot single-family residence with an attached 356 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 157 cubic yards of cut for purposes of recompaction, which will balance on site, and 118 cubic yards of import. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>130 39th Street, Newport Beach (Orange County)</p>
<p>5-08-283-W 16056 Aiglon St., LLC, Attn: Kami Yaghmai</p>	<p>Construction of a two-story over a basement level, 30-foot high (as measured from centerline of frontage road), 4,016 square-foot single-family residence, with a 497 square-foot, two-car garage, on a 5,750 square-foot lot. Approximately 420 cubic yards of grading is proposed on the site to accommodate the basement level.</p>	<p>16056 Aiglon Street, Pacific Palisades (Los Angeles County)</p>
<p>5-08-284-W Santa Monica Mountains Conservancy</p>	<p>Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with soil, landscaped and used as a public picnic area.</p>	<p>15601 Sunset Boulevard, Pacific Palisades (Los Angeles County)</p>
<p>5-08-288-W Marianne Maiocco Kirtland</p>	<p>Conversion of an existing duplex on one lot into two (2) condominium units. The duplex provides one (1) parking space for each unit, for a total of two (2) parking spaces. No additional development is proposed.</p>	<p>204 33rd Street, Newport Beach (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-356-E2 UC Irvine/Dept. Of Ecology & Evolutionary Biology, Attn: Dr. Peter Bowler	Adding to the approved restoration plan the creation of an additional 1.2 acres of riparian scrub habitat area including: 1) the removal of existing, mostly non-native, invasive, sparse vegetation; 2) the excavation of approximately 1,800 cubic yards of material in order to modify an existing bench to establish a sufficient elevation to allow the proposed riparian plantings access to water; and 3) planting the bench area with native riparian scrub species. Excess cut material is proposed to be used on-site to improve existing levee roads. Proposed vegetation will include mulefat, sandbar willow, Goodding's willow, blue elderberry, and mugwort. The proposed riparian planating is in additionto riparian areaas created under the original phase two restoration plan. The additional riparian vegetation will be incorporated into the approved project's monitoring plan.	San Joaquin Freshwater Marsh Reserve, North of Universtiy Drive, West of Campus Drive, Irvine (Orange County)
5-90-789-E16 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management	Construction of commercial/retail building with 2 floors of subterranean parking.	601 Ocean Front Walk, Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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

October 28, 2008

Stephen and Susan Bauman
16 Bay Drive
Laguna Beach, CA 92651

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

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

WAIVER#: 5-08-249

APPLICANTS: Stephen and Susan Bauman

LOCATION: 16 Bay Drive, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: The addition and remodel to an existing single family residence resulting in a 1942 square-foot, 19 feet high (measured from existing and finished grade) single family residence with an attached 400 square-foot garage. The proposed addition includes a 362 square-foot addition to the first level, a 109 square-foot addition to the second floor, a 12 square-foot addition to the third level and a 310 square-foot second floor deck. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 192 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to the Bee Canyon landfill located outside of the coastal zone.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately 1/2 mile up-coast) and at Salt Creek Beach Park (approximately 1 1/2 miles down-coast). The proposed project will not change the existing two on-site parking spaces, the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 12-14, 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
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



October 27, 2008

Tova Kitron
12107 Navy Street
Los Angeles, CA 90066

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (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: 5-08-256 **APPLICANT:** Miri Lerner

LOCATION: 5015 Pacific Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remodel and addition to an existing two-story, 31.5-foot high, 2,251 square foot single-family residence; resulting in a two-story, 31.5-foot high, 2,939 square foot single-family residence with a 374 square foot two-car garage. This is an after-the-fact application.

RATIONALE: The proposed project, which is located one block inland of the beach, has received an approval from the City of Los Angeles Planning Department (Case #DIR-2007-4786-VSO) and is consistent with the R3-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition that does not increase the height of the structure, it requires a coastal development permit because it is situated within 300 feet of the mean high tide line of Ballona Lagoon and would result in a floor area increase greater than ten percent of the existing building's internal floor area (Ca. Regs. Sec. 13253). The certified Land Use Plan (LUP) for Venice sets forth a thirty-foot height limit for any portion of a structure that is situated within sixty feet of the mean high tide line of Ballona Lagoon. In this case, the single-family residence is approximately ninety feet west of the lagoon's high water line. The height limit for the Marina Peninsula area of Venice, where the project is located, is 35 feet (except on walk streets - 28' max.). The 31.5-foot high structure, which is not on a walk street, complies with the height limit. Adequate on-site parking is provided within the existing two-car garage, plus a third guest space. Public on-street parking will not be affected. 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 (1,200 square feet of permeable landscaped area will be maintained on the 4,840 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 14, 2008 meeting in Long Beach**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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



October 24, 2008

Timothy McCarthy, Forma Design Group
1424 4th Street, #220
Santa Monica, CA 90401

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (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: 5-08-263**APPLICANTS:** Theodore Mico & Barbara Gale**LOCATION:** 452 Howland Canal, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Construct a 371 square foot, 25-foot high second floor (bedroom & bathroom) over a two-car garage attached to an existing two-story, 1,786 square foot single-family residence, resulting in a 25-foot high, 2,157 square foot single-family residence with a 328 square foot two-car garage. The project also includes a new roof deck on top of the second floor addition.

RATIONALE: The proposed project, which is located within 300 feet of the mean high tide line (on south bank of Howland Canal) and within the "Dual Permit" area of the City of Los Angeles, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-3709, 9/9/08) and is consistent with the RW1-1 zoning designation, the surrounding land uses and the prior permit (Coastal Development Permit 5-92-347). Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area increase greater than ten percent of the existing internal floor area (Ca. Regs. Sec. 13250). The proposed project is consistent with the thirty-foot height limit for the area and adequate on-site parking is provided: a two-car garage and third space on the driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of existing permeable landscaped areas on the site (423 square feet). No additional floor area is being added within fifteen feet of the front (canal-side) property line. Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is also consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals (including all requirements of the prior coastal development permit), 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 **November 14, 2008 meeting in Long Beach**. If three (3) 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

CALIFORNIA COASTAL COMMISSION

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October 28, 2008

Robin Hamers
234 E. 17th Street, Ste. 205
Costa Mesa, CA 92627

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

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

WAIVER#: 5-08-230**APPLICANT:** Lido Acacia Reality LLC**LOCATION:** 700 Acacia Avenue, Newport Beach, Orange County**PROPOSED DEVELOPMENT:** Conversion of an existing duplex into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The subject site is 0.081 acres in size, is designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP) and is an inland lot. The proposed development will provide two parking spaces per unit consistent with the Commission's typically imposed parking standard. The development is consistent with the local government's affordable housing requirements. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 12-14, 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

5-08-230 LidoAcacia condoconv dw 11.08 mv

CALIFORNIA COASTAL COMMISSION

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



October 28 2008

Michael Cressy
4924 Balboa Blvd., #454
Encino, CA 91316

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#: 5-08-239

APPLICANT: Lora Laverty

LOCATION: 16754 West Edgar Street, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 33 foot high (existing grade), three-story, 4,394 square foot, single-family residence with attached separate one- car garages

RATIONALE: The project site is 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-2008-3510-AIC from the City of Los Angeles Planning Department (8/26/08). 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 will direct site runoff to the City's 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 November 12-14, 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 Ocean Gate, Suite 1000
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October 28 2008

Jose Iuividin
21235 Pacific Coast Highway
Malibu, CA 90265

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#: 5-08-247

APPLICANT: Brian & Emily Sullivan

LOCATION: 15040 W. Altata Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 33 foot high (existing grade), two-story with basement, 8,622 square foot, single-family residence with detached 621 square foot garage.

RATIONALE: The project site is 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-2008-3696AIC from the City of Los Angeles Planning Department (9/16/08). 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 will direct site runoff to the City's 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 November 12-14, 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



November 3, 2008

Kenny Martinez
1001 Hollyhock Court
Westlake Village, CA 91362

**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#: 5-08-250

APPLICANT: John and Kristin Sims

LOCATION: 557 Almar Avenue, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and the construction of a two-story, 25-foot high (as measured from centerline of frontage road), 3,810 square-foot single-family residence, with an attached 522 square-foot, two-car garage, with a rear yard swimming pool and spa on a 7,753 square-foot lot. No grading is proposed as a part of this project.

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 2008-3750-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 (four-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (4,572 square-feet of permeable area will be maintained on the 7,753 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The landscaping plan will not incorporate any exotic or invasive plant species. 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 **November 12-14, 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 *GT*
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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



October 28, 2008

Attn: Elizabeth Srour
Srour & Associates, LLC
1001 Sixth St, Suite 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-08-258

APPLICANT: Michael and Jan Pogue

LOCATION: 235 Monterey Boulevard, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Addition of a third floor to an existing single family residence resulting in a 2,325 square foot, 30 foot high, three-story single family residence, and enclosed parking for two vehicles and two open guest parking spaces. The proposed project also includes structural modifications to accommodate the new floor, a new third floor deck, and other cosmetic improvements to the structure. No grading is proposed as a part of the project.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately 500 feet inland from the beach on a 1,650 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 35 foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-1 low-density zone. 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 **November 12-14, 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



October 28, 2008

Horst Architects, Attn: Jason Yaw
241 Forest Avenue
Laguna Beach, CA 92651

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

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

WAIVER#: 5-08-260

APPLICANT: Jack Saida

LOCATION: 1004 W. Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new two-story, 3,419 sq. ft. duplex with a 148 sq. ft. roof deck, two attached 1-car garages and two carports; minor grading for soil re-compaction and site preparation; landscaping and hardscape improvements. The maximum height of the residential structure will be 24 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 not proposed, artificial turf is proposed for the front yard.

RATIONALE: The subject site is a 3,075 square foot inland lot designated medium 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 directed to a permeable landscaped area in the front of the lot and to a trench drain on the back (alley) portion of the lot. Public coastal access is available 350 feet north of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 12-14, 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 SCHUYLING
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 28, 2008

NSC Enterprises, Inc., Attn: Sheila Kaviani
PO BOX 982
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#: 5-08-265 **APPLICANT:** NSC Enterprises, Inc.

LOCATION: 505 and 505 ½ Carnation Avenue, Corona del Mar, Orange County

PROPOSED DEVELOPMENT: Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

RATIONALE: The subject lot is an inland 3,538 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Parcel Map No. NP2007-026 [PA2007-190], 1/14/08). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the subdivision of land is not allowed under Categorical Exclusion E-77-5, therefore Commission approval is necessary. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development 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 **November 12-14, 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 _____, 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 28, 2008

NSC Enterprises, Inc., Attn: Sheila Kaviani
PO BOX 982
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#: 5-08-266 **APPLICANT:** NSC Enterprises, Inc.

LOCATION: 703 and 703 ½ Carnation Avenue, Corona del Mar, Orange County

PROPOSED DEVELOPMENT: Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

RATIONALE: The subject lot is an inland 3,540 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Parcel Map No. NP2008-009 [PA2008-066], 5/12/08). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the subdivision of land is not allowed under Categorical Exclusion E-77-5, therefore Commission approval is necessary. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development 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 **November 12-14, 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



October 24, 2008

Sharyl Beebe
P.O. Box 283
Malibu, CA 90265

**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: 5-08-269 **APPLICANT:** Joe Cirillo

LOCATION: 17719 W. Posetano Road, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-level single-family residence with approximately 2,500 square feet of internal floor area (plus an attached two-car garage) on a vacant 3,888 square foot hillside lot. Approximately 500 cubic yards of material will be excavated in order to construct the foundation, which will include the installation of soldier piles into the underlying bedrock and the construction of retaining walls on the slope above the house, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section.

RATIONALE: The proposed project, located in the Castellammare and "Dual Permit Jurisdiction Area" of the Pacific Palisades, has received Local Coastal Development Permit No. ZA-2007-1040 from the City of Los Angeles Planning Department, and was the subject of Commission Appeal Case No. A-5-PPL-08-178 (appeal denied 8/7/2008). The project site is not part of a landslide. The City of Los Angeles Department of Building and Safety has reviewed the geology and soils reports for the project site and has determined that the proposed project will have a Factor of Safety in excess of 1.5 with the implementation of the Department's recommendations. A Factor of Safety of 1.5 or greater is considered by the City (and the Commission) to be sufficiently safe for residential construction on hillsides in the Pacific Palisades. The project is consistent with the R1-1 zoning designation and is compatible with the character of the surrounding residential development. Adequate on-site parking is provided for the single-family residence (two car garage). The proposed project 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 a Local Coastal Program (the Commission has not certified an LCP for the Pacific Palisades).

This waiver will not become effective until reported to the Commission at its **November 14, 2008 meeting in Long Beach** 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

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



October 24, 2008

Sharyl Beebe
P.O. Box 283
Malibu, CA 90265

**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: 5-08-270 **APPLICANT:** Joe Cirillo

LOCATION: 17713 W. Posetano Road, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-level single-family residence with approximately 2,500 square feet of internal floor area (plus an attached two-car garage) on a vacant 3,681 square foot hillside lot. Approximately 500 cubic yards of material will be excavated in order to construct the foundation, which will include the installation of soldier piles into the underlying bedrock and the construction of retaining walls on the slope above the house, consistent with the approval granted by the City of Los Angeles Department of Building and Safety Grading Section.

RATIONALE: The proposed project, located in the Castellammare and "Dual Permit Jurisdiction Area" of the Pacific Palisades, has received Local Coastal Development Permit No. ZA-2007-1037 from the City of Los Angeles Planning Department, and was the subject of Commission Appeal Case No. A-5-PPL-08-177 (appeal denied 8/7/2008). The project site is not part of a landslide. The City of Los Angeles Department of Building and Safety has reviewed the geology and soils reports for the project site and has determined that the proposed project will have a Factor of Safety in excess of 1.5 with the implementation of the Department's recommendations. A Factor of Safety of 1.5 or greater is considered by the City (and the Commission) to be sufficiently safe for residential construction on hillsides in the Pacific Palisades. The project is consistent with the R1-1 zoning designation and is compatible with the character of the surrounding residential development. Adequate on-site parking is provided for the single-family residence (two car garage). The proposed project 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 a Local Coastal Program (the Commission has not certified an LCP for the Pacific Palisades).

This waiver will not become effective until reported to the Commission at its **November 14, 2008 meeting in Long Beach** 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

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



October 28, 2008

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

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

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

WAIVER#: 5-08-271 **APPLICANT:** William Allen

LOCATION: 801 West Bay Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 2,693 square foot single-family residence with an attached 562 Square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 250 cubic yards of cut and 250 cubic yards for purposes of recompaction, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,615 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, the proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists adjacent to the site at the end of 8th 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 November 12-14, 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
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



October 30, 2008

Heather Martin, Administrative Analyst
City of Long Beach Dept. of Parks, Recreation & Marine
2760 Studebaker Road
Long Beach, CA 90815-1697

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: 5-08-272**APPLICANT:** City of Long Beach**LOCATION:** 5119 E. Colorado Street, Colorado Lagoon, City of Long Beach, Los Angeles Co.

PROPOSED DEVELOPMENT: Removal of non-native plants (primarily 50,000 square feet of iceplant) from the eastern bank of Colorado Lagoon, and soil stabilization using native plants and straw fiber rolls. The non-native plants will be carefully removed by hand leaving the native plants undisturbed to the maximum extent feasible. Herbicides and solarization tarps will not be used. All trimmings will be disposed of at an appropriate off-site location. No bird nests will be disturbed. A biologist will supervise the work.

RATIONALE: The proposed project is located in a City park on State Tidelands administered by the City of Long Beach, and within the Commission's original permit jurisdiction. The City is partnering with volunteers (Friends of Colorado Lagoon and the Southern California Wetlands Recovery Project) to complete the removal of the non-native plants from the eastern bank of Colorado Lagoon and install the native plants by the spring 2010. [Native Plant List: *Camissonia cheiranthifolia*, *Coreopsis gigantea*, *Dudleya edulis*, *Dudleya pulverulenta*, *Dudleya virens*, *Eriogonum grande var. rubescens*, *Eriogonum parvifolium*, *Euphorbia misera*, *Lotus scoparius*, *Lycium californicum*, and *Suada taxifolia*.] The proposed project will be beneficial to the native vegetation and will enhance the natural habitat in this sensitive wetland and open space area. The proposed project will not adversely affect public access, recreation or visual resources. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **November 14, 2008 meeting in Long Beach** 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

CALIFORNIA COASTAL COMMISSION

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



October 29, 2008

Eric F. Mossman, Architect AIA
2025 West Balboa Boulevard, Suite B
Newport Beach, CA 92663

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

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

WAIVER#: 5-08-281 **APPLICANT:** Richard Sprague

LOCATION: 130 39th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new three-story 2,700 square foot single-family residence with an attached 356 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 157 cubic yards of cut for purposes of recompaction, which will balance on site, and 118 cubic yards of import. 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 2,375 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 39th 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 November 12-14, 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
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



November 3, 2008

Avilarchitects, Inc.
 Attn: Tom Avila
 3304 Pico Boulevard, Suite G
 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#: 5-08-283

APPLICANT: Kami Yaghmai

LOCATION: 16056 Aiglon Street, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Construction of a two-story over a basement level, 30-foot high (as measured from centerline of frontage road), 4,016 square-foot single-family residence, with a 497 square-foot, two-car garage, on a 5,750 square-foot lot. Approximately 420 cubic yards of grading is proposed on the site to accommodate the basement level.

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 2008-3843-AIC-MEL) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (four-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 (2,674 square-feet of permeable area will be maintained on the 5,750 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The landscaping plan will not incorporate any exotic or invasive plant species. 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 **November 12-14, 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: 7
 Gary Timm
 Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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



October 29, 2008

April Verbanac
Dudek
621 Chapala Street
Santa Barbara, CA 93101

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

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

WAIVER#: 5-08-284

APPLICANT: Santa Monica Mountains Conservancy

LOCATION: 15601 Sunset Boulevard, Pacific Palisades, City of Los Angeles.

PROPOSED DEVELOPMENT: Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with soil, landscaped and used as a public picnic area.

RATIONALE: The proposed project is located in a developed regional park. The pool structure will remain in place and the liner will be punctured to allow drainage once filled with soil. The area will continue to be used for public recreation and the filling of the pool will have no significant impact on coastal views, public access, or public recreation opportunities, and is consistent with the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 12-14, 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



October 29, 2008

Marianne Maciocco Kirtland
P.O. Box 17547
Anaheim, CA 92817

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#: 5-08-288

APPLICANT: Marianne Maciocco Kirtland

LOCATION: 204 33rd Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing duplex on one lot into two (2) condominium units. The duplex provides one (1) parking space for each unit, for a total of two (2) parking spaces. No additional development is proposed.

RATIONALE: The lot size is 2,375 square feet and is designated as high 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 duplex into two (2) condominium units. The subdivision of land is not allowed under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977, therefore Commission approval is necessary. While the proposed project does not conform to the Commission's parking requirement of two (2) parking spaces per residential unit, the project is not a change in intensity of use as it consists of conversion of an existing duplex into two (2) condominiums. 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 November 12-14, 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

(5-04-356-E2)

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

3 November 2008

Notice is hereby given that UC Irvine/Dept. of Ecology & Evolutionary Biology has applied for a one-year extension of Coastal Development Permit **5-04-356**, as amended, granted by the California Coastal Commission on September 16, 2005 for:

Original Permit: Second phase of the San Joaquin Marsh restoration plan. Approved activities include: 1) removal of 4,000 lineal feet (3.97 acres) of existing levees, 2) excavation of 13.08 acres of marsh vegetation to restore lost open water/mudflat habitat, 3) installation of a new pipeline along the east-west main levee to provide the flexibility to be able to pump water through the marsh system and between selected marsh units with a portable pump, 4) installation or repair/replacement of culvert connections between marsh units, 5) installation of 2.8 acres of riparian vegetation along existing levees and other newly created features to mitigate for 0.93 acre of riparian habitat lost during levee removal and construction of marsh connections, and 6) improvement and repair of existing levee roads to facilitate better access to marsh units throughout the marsh.

Amendment: Adding to the approved restoration plan the creation of an additional 1.2 acres of riparian scrub habitat area including: 1) the removal of existing, mostly non-native, invasive, sparse vegetation; 2) the excavation of approximately 1,800 cubic yards of material in order to modify an existing bench to establish a sufficient elevation to allow the proposed riparian plantings access to water; and 3) planting the bench area with native riparian scrub species. Excess cut material is proposed to be used on-site to improve existing levee roads. Proposed vegetation will include mulefat, sandbar willow, Goodding's willow, blue elderberry, and mugwort. The proposed riparian planting is in addition to riparian areas created under the original phase two restoration plan. The additional riparian vegetation will be incorporated into the approved project's monitoring plan.

At: San Joaquin Freshwater Marsh Reserve, North of University Drive/West of Campus Drive, Irvine, Orange County

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

November 3, 2008

Notice is hereby given that **Boardwalk Sunset LLC**, has applied for a one year extension of Coastal Development Permit No. **5-90-789** granted by the California Coastal Commission on **November 10, 1991**.

for : **Construction of commercial/retail building with 2 floors of subterranean parking.**

at **601 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.**

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

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

PETER M. DOUGLAS
Executive Director

By: Charles Posner
Title: Coastal Analyst

imm. ext. 5-90-789-E16 (exp. 11-18-08)

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