

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT

PO Box 1450

200 Oceangate, 10th Floor

LONG BEACH, CA 90802-4416

(562) 590-5071 FAX (562) 590-5084

[www.coastal.ca.gov](http://www.coastal.ca.gov)

TH11



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

*For the*

*December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 11, 2008

TO: Commissioners and Interested Parties  
FROM: , South Coast District Senior Deputy Director  
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 December 11, 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.

***DE MINIMIS WAIVERS***

1. 5-08-114-W Orange County Sanitation District (Newport Beach, Orange County)
2. 5-08-255-W Dr. Joseph Foroosh (Pacific Palisades, Los Angeles County)
3. 5-08-259-W City Of Long Beach, Dept Of Parks, Rec. & Marine, Attn: Mark Sandoval (Long Beach, Los Angeles County)
4. 5-08-280-W City Of Santa Monica; Environmental & Public Works Management Dep, Attn: Mark Cuneo, Principal Civil Engineer (Santa Monica, Los Angeles County)
5. 5-08-290-W HTS SCP, LLC, Attn: Sandra Daniels (Newport Beach, Orange County)
6. 5-08-291-W Jeanne Narlinger (Corona Del Mar, Orange County)
7. 5-08-292-W Rachel Hunter, Jarrett Stoll And Jacqueline A. Hunter Trustee (Hermosa Beach, Los Angeles County)
8. 5-08-293-W Zachary & Ashley Fischer (Newport Beach, Orange County)
9. 5-08-295-W 402 South Venice Partners, Llc, Attn: Mark Venegas (Venice, Los Angeles County)
10. 5-08-298-W Brian Brower (San Clemente, Orange County)
11. 5-08-303-W Judith Goldman (Venice, Los Angeles County)
12. 5-08-315-W City Of Santa Monica, Environmental & Public Works Dept., Attn: Harvey Gobas, P.E. (Santa Monica, Los Angeles County)

***IMMATERIAL AMENDMENTS***

1. 5-82-323-A2 Niguel Beach Terrace Condominium Association, Attn: Dan Teter, Community Manager (Dana Point, Orange County)

**TOTAL OF 13 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### 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>
<b>5-08-114-W</b> Orange County Sanitation District	Demolition of the existing Rocky Point Pump Station including a dry well, wet well and pipeline at 1575 West Coast Highway. The project also consists of construction of a new approximately 65-foot long, 12-inch diameter gravity sewer line connecting from the existing pump station to a new approximately 268-foot long, 30-inch diameter gravity sewer line in West Coast Highway connecting to the Rocky Point Pump Station (outside of the Coastal Zone) on the inland side of West Coast Highway.	1575 West Coast Highway, Newport Beach (Orange County)
<b>5-08-255-W</b> Dr. Joseph Foroosh	Demolition of an existing single-family residence and the construction of a two-story over a basement level, 35-foot high (as measured from centerline of frontage road), 5,535 square-foot single-family residence, with a 1264 square-foot, 4-car garage, on a 9,148 square-foot lot. Approximately 480 cubic yards of grading is proposed on the site to accommodate the basement level.	16655 Akron Street, Pacific Palisades (Los Angeles County)
<b>5-08-259-W</b> City Of Long Beach, Dept Of Parks, Rec. & Marine, Attn: Mark Sandoval	Install posts for 24 beach volleyball courts on the sandy beach, south of the bike path, for general public use.	Alamitos Beach, Alamitos Ave. and Seaside Blvd., Long Beach (Los Angeles County)
<b>5-08-280-W</b> City Of Santa Monica; Environmental & Public Works Management Dep, Attn: Mark Cuneo Principal	Replace approximately 18,878 square feet of hardscape and asphalt concrete within the street right-of-way with porous pavers and 1,448 square feet of landscaping consisting of native and drought tolerant non-invasive plants to create a variety of biofilter-swales to improve the quality of storm water runoff. The existing street width will be reduced from 56 feet to approximately 40 feet, maintaining the exiting two traffic lanes, sidewalks on both sides of the street, and existing on-street parking.	Bicknell Avenue between Occan & Neilson, Santa Monica (Los Angeles County)
<b>5-08-290-W</b> HTS SCP, LLC, Attn: Sandra Daniels	Demolition of existing two-story single-family residence and construction of a new 2,898 sq. ft. , two-story, 24' tall, single-family residence with attached 451 sq. ft. two-car garage and hardscape improvements on a bay bulkhead lot. No work is proposed to the existing bulkhead or boat dock. Drainage from the site will be filtered then directed to the street and the main storm drain system. No landscaping is proposed on the lot.	824 W. Bay Avenue, Newport Beach (Orange County)

<p><b>5-08-291-W</b> Jeanne Narlinger</p>	<p>Demolition of an existing two-story single family residence and garage for the construction of a new two-story with basement level, 7,882 sq. ft. single-family residence with 144 sq. ft. deck/balcony and attached 1,040 sq. ft. four-car garages. Grading consisting of 1,700 cubic yards cut and fill is proposed for the new basement level and site preparation. The maximum height of the residential structure will be 29 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscaping is proposed utilizing drought tolerant non-invasive plants.</p>	<p>153 Shorecliff Road, Corona Del Mar (Orange County)</p>
<p><b>5-08-292-W</b> Rachel Hunter, Jarrett Stoll And Jacqueline A. Hunter Trustee</p>	<p>Demolition of an existing single family residence and construction of a new 4,697 square foot, 23.5 foot high, two-story single family residence over basement level, with enclosed parking for three vehicles and two open guest parking spaces. Roof water run-off will be conducted through gutters and downspouts into the site drainage system that incorporates landscaped areas to allow for infiltration and a porous catch basin to allow for natural percolation of collected water, overflow will be directed to an attached sump pump and sent to the public storm drain system. Approximately 585 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.</p>	<p>2021 Monterey Blvd., Hermosa Beach (Los Angeles County)</p>
<p><b>5-08-293-W</b> Zachary &amp; Ashley Fischer</p>	<p>Demolition of existing two-story single-family residence and construction of a new 5,434 sq. ft., two-story, 24' tall, single-family residence with attached 963 sq. ft. three-car garages, 309 sq. ft. two-story deck, new pool with a 285 sq. ft. covered patio, new hardscape and landscaping, and bulkhead improvements (bulkhead raised 3' and installation of a 42" high bronze guardrail to meet current City requirements) on a bulkhead bay fronting lot. Drainage from the site will be filtered and directed to the street. Proposed landscaping is drought tolerant non-invasive plants.</p>	<p>2812 Bayshore Drive, Newport Beach (Orange County)</p>
<p><b>5-08-295-W</b> 402 South Venice Partners, Llc, Attn: Mark Venegas</p>	<p>Convert an existing three-level, thirty-foot high (with one 38-foot high roof access structure), 3,779 square foot duplex into two condominium units (Parcel Map No. AA-2006-7623-PMLA), with two two-car garages on the ground floor.</p>	<p>402 South Venice Blvd., Venice (Los Angeles County)</p>
<p><b>5-08-298-W</b> Brian Brower</p>	<p>Remodel of an existing 967 sq. ft. single-story, 14' tall single family residence with 2-car garage with the demolition of an existing carport, 322 sq. ft. addition, interior remodel of existing kitchen, living, dining, and two bedrooms and re-roofing resulting in a one-story, 14' tall, 1,299 sq. ft. single family residence on a coastal canyon lot. No grading or landscaping is proposed.</p>	<p>112 Trafalgar Lane, San Clemente (Orange County)</p>
<p><b>5-08-303-W</b> Judith Goldman</p>	<p>Convert an existing two-story, 1,811 square foot duplex into a single-family residence, including interior alterations. The two existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.</p>	<p>47 E. Dudley Ave., Venice (Los Angeles County)</p>

<p><b>5-08-315-W</b>                  City Of Santa Monica,                  Environmental &amp; Public                  Works Dept, Attn: Harvey                  Gohas P.E.</p>	<p>Replace approximately 300 lineal feet of existing 60 inch diameter corrugated metal storm drain pipe on the sand under the Pier with new 60-inch high density polyethylene pipe in same location and elevation; construct small concrete diversion box with sump pump; 420 lineal feet of 2.5 inch diameter PVC force main piping from diversion box to clarifier; and approximately 600 lineal feet of one inch diameter PVC conduit from Pier electrical room to diversion box; staging area will be next to the Pier, encompassing an approximately 3,000 square foot area that will be lined with a heavy tarp and will include a sump pump that will discharge to the sanitary sewer system.</p>	<p>Santa Monica Municipal Pier, Santa Monica (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.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<p><b>5-82-323-A2</b>                  Niguel Beach Terrace                  Condominium Association,                  Attn: Dan Teter, Community                  Manager</p>	<p>Removal of existing landscaping and planting of new landscaping along a portion of the property fronting Pacific Coast Highway.</p>	<p>Pacific Coast Hwy At Selva Road, Dana Point (Orange County)</p>