

**CALIFORNIA COASTAL COMMISSION**

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

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

*For the*

***February Meeting of the California Coastal Commission***

MEMORANDUM

Date: February 7, 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 for the **February 7, 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. 5-07-356-W Jeffrey & Lucia Simon (Newport Beach, Orange County)
2. 5-07-396-W Kenneth Kantola Trust (Seal Beach, Orange County)
3. 5-07-434-W Jason Cohen (Playa Del Rey, Los Angeles County)
4. 5-07-455-W Gordon Gibson (Pacific Palisades, Los Angeles County)

**DE MINIMIS WAIVERS**

1. 5-06-402-W Michael Mc Mains (Newport Beach, Orange County)
2. 5-07-226-W Billy Hartwig (Seal Beach, Orange County)
3. 5-07-275-W City Of Newport Beach Public Works Department, Attn: Emmet Berkery (Newport Beach, Orange County)
4. 5-07-280-W Dean B Scheele (Seal Beach, Orange County)
5. 5-07-355-W Dennis & Charyl Assael (Newport Beach, Orange County)
6. 5-07-382-W Mr. & Mrs. Michael Howarth (Newport Beach, Orange County)
7. 5-07-400-W Albert & Nelsa Barajas (Santa Monica, Los Angeles County)
8. 5-07-411-W Steven Woolley (San Pedro, Los Angeles County)
9. 5-07-415-W James Lengel And Alicia Kitsuse (Venice, Los Angeles County)
10. 5-07-420-W Leroy Foughty (San Pedro, Los Angeles County)
11. 5-07-421-W Leroy Foughty (San Pedro, Los Angeles County)
12. 5-07-422-W Victor & Arlene Zonni (Seal Beach, Orange County)
13. 5-07-423-W Chad & Amy Fahlbusch (Hermosa Beach, Los Angeles County)
14. 5-07-424-W Michael & Jenny Tatum (Pacific Palisades, Los Angeles County)
15. 5-07-427-W Hassan & Mary Arianpour (Hermosa Beach, Los Angeles County)
16. 5-07-433-W Duncan Mc Intosh Company, Inc. (Newport Beach, Orange County)
17. 5-07-435-W Jeff & Roberta Coppersmith (Hermosa Beach, Los Angeles County)
18. 5-07-436-W Mr. & Mrs. Gary Fudge (Corona Del Mar, Orange County)
19. 5-07-442-W Tommy Balboa (Newport Beach, Orange County)
20. 5-07-445-W John Dooley, Attn: C/O Duane Bolcis (San Pedro, Los Angeles County)
21. 5-07-447-W Edwin & Linda Mc Cann (Santa Monica, Los Angeles County)
22. 5-07-451-W Tom Schey (Venice, Los Angeles County)
23. 5-07-457-W Robert Collbohm (Santa Monica, Los Angeles County)
24. 5-08-014-W Steven Rogers (Venice, Los Angeles County)
25. 5-08-016-W Thomas M. Stout (Venice, Los Angeles County)

**EMERGENCY PERMITS**

1. 5-08-003-G Los Angeles Unified School District, Attn: Michael Brady, Deputy Director (Pacific Palisades, Los Angeles County)

**IMMATERIAL AMENDMENTS**

1. 5-06-309-A1 James & Elizabeth Yoder, Trustees (San Clemente, Orange County)
2. 5-06-331-A1 James & January Arnall (Venice, Los Angeles County)

**EXTENSION - IMMATERIAL**

1. 5-05-410-E1 Legacy Partners Neptune Marina, L P; County Of Los Angeles (Marina Del Rey, Los Angeles County)

1. 5-04-466-E1 4627 Camden, L.L.C., Attn: Bruce & Kathy Elieff (Corona Del Mar, Orange County)
2. 5-90-995-E16 Fred Hoffman and John Mulvihill (Venice, Los Angeles County)
3. 5-05-333-E1 William J. Cagney Trust, Attn: Theresa Cagney Morrison, Trustee (Newport Beach, Orange County)
4. 5-05-064-E1 Albert & Linda Melville (San Clemente, Orange County)

**TOTAL OF 37 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>
<b>5-07-356-W</b> Jeffrey & Lucia Simon	Addition and remodel to an existing 1,657 square foot one-story single-family residence with an attached 236 square foot one-car garage. The proposed project includes: 1) demolition of the existing attached 236 square foot one-car garage; 2) construction of a new 670 square foot three-car garage; 3) an addition of 180 square feet of livable area to the 1st floor; and 4) a new 1,091 square foot 2nd floor over the new three-car garage and new livable area. Post project, the one-story single-family residence will be 2,928 square feet with an attached 670 square foot three-car garage. The maximum height of the structure will be 24-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. All improvements will take place on the landward side of the structure and no changes are proposed on the coastal canyon hillside of the structure.	218 Hazel Drive, Newport Beach (Orange County)
<b>5-07-396-W</b> Kenneth Kantola Trust	Remodel and addition to an existing 901 square foot one-story, single-family residence with a detached 380 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage; 2) construction of a new 409 square foot two-car garage with a 504 square foot 2nd floor; and 3) the new 2nd floor over the garage will be connected to the existing one-story residence via a 32 square foot covered interior stairway. Post project, the residence will be a two-story, single-family residence consisting of 1,437 square feet with an attached 409 square foot two-car garage. The maximum height of the residence will be 25' 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.	1626 Ocean Avenue, Seal Beach (Orange County)
<b>5-07-434-W</b> Jason Cohen	Addition of a 539 square foot 30 foot high, third story to an existing 2,784 square foot two-story, single-family residence.	109 Sunridge St., Playa Del Rey (Los Angeles County)

<p><b>5-07-455-W</b> Gordon Gibson</p>	<p>Addition to an existing single-family residence and interior remodel resulting in a single story with lower level, 15-foot high (as measured from centerline of frontage road), 5,085 square-foot single-family residence, with a 510 square-foot, 2-car garage, on an 18,295 square-foot lot. The proposed project includes the export of 295 cubic yards of soil to accommodate the new lower level. Removed material will be exported to the Bradley Landfill located outside of the coastal zone.</p>	<p>1085 Vista Grande Drive, Pacific Palisades (Los Angeles County)</p>
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**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>
<p><b>5-06-402-W</b> Michael Mc Mains</p>	<p>Remove an existing floating ramp and dock located in the Semeniuk Slough. The ramp and dock will be lifted out of the water and placed in a staging area located in the rear yard of the applicant's lot that fronts the ramp and dock location. At this location, the ramp and dock will be dismantled and then transported off-site via land to a disposal site. No new ramp or dock is proposed.</p>	<p>460 62nd Street, Newport Beach (Orange County)</p>
<p><b>5-07-226-W</b> Billy Hartwig</p>	<p>Remove an existing one-story mobile home and replace with a 1,163 square foot two-story manufactured home with a foundation. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>26 Welcome Lane, Seal Beach (Orange County)</p>
<p><b>5-07-275-W</b> City Of Newport Beach Public Works Department, Attn: Emmet Berkery</p>	<p>Phase 1 will consist of replacing the existing plaza surface hardscape with new hardscape consisting of granite pavers in the form of a labyrinth which will depict a historical timeline, a granite band with donor names, a seat wall with plaques for donors and a sculptural element in the center that is approximately 6'-6" tall, all located in McFadden Square. Twelve (12) existing Mexican Fan Palms will be removed; however, no new landscaping proposed. Phase 2 is not part of this current proposed project and is not permitted by this approval.</p>	<p>101 Mc Fadden Plaza, Newport Beach (Orange County)</p>
<p><b>5-07-280-W</b> Dean B Scheele</p>	<p>Remove an existing one-story mobile home and replace with a 1,163 square foot two-story manufactured home with a foundation. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>22 Cottonwood Lane, Seal Beach (Orange County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-07-355-W</b> Dennis &amp; Charyl Assael</p>	<p>Demolition of an existing single family residence and construction of a new 6,109 square foot, three story (including basement level), 26 foot high single family residence with an attached two car garage. Also proposed is reinforcement of the existing bulkhead and reconstruction of an existing cantilevered deck. 900 cubic yards of cut is proposed to accommodate the basement level.</p>	<p>14 Linda Isle, Newport Beach (Orange County)</p>
<p><b>5-07-382-W</b> Mr. &amp; Mrs. Michael Howarth</p>	<p>Demolition of an existing single-family dwelling and construction of a new two-story, 3,655 square foot single-family residence with a basement and an attached 427 square foot two-car garage on a bulkhead lot. The maximum height of the residential structure will be 24' above finished grade. Grading will consist of 500 cubic yards for recompaction purposes, which will balance on site and 500 cubic yards of export to a location outside of the coastal zone. No work on the bulkhead is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>514 Via Lido Nord, Newport Beach (Orange County)</p>
<p><b>5-07-400-W</b> Albert &amp; Nelsa Barajas</p>	<p>Demolition of an existing 548 square foot single-family residence and construction of a 1,383 square foot, 30-foot high, three-story, single-family residence with an attached one-car garage, on a 1,477 square foot lot.</p>	<p>2636 5th Street, Santa Monica (Los Angeles County)</p>
<p><b>5-07-411-W</b> Steven Woolley</p>	<p>Interior remodel to convert a 2,200 square foot residential triplex to a duplex.</p>	<p>3916/3918 Bluff Place, San Pedro (Los Angeles County)</p>
<p><b>5-07-415-W</b> James Lengcl And Alicia Kitsuse</p>	<p>Demolition of a detached garage on the rear portion of a 4,082 square foot lot, and conversion of the existing one-story, 919 square foot single-family residence into a two-story, 25-foot high (with one 33-foot high roof access structure), 3,085 square foot duplex with five on-site parking spaces.</p>	<p>249 Ruth Avcnuc, Venice (Los Angeles County)</p>
<p><b>5-07-420-W</b> Leroy Foughty</p>	<p>Demolition of an existing 750 square foot single-family residence and construction of a 1,764 square foot, 24 foot high, single-family residence, with attached two car garage.</p>	<p>3005 Kerckhoff, San Pedro (Los Angeles County)</p>
<p><b>5-07-421-W</b> Leroy Foughty</p>	<p>Construction of a 1,783 square foot, 26 foot high, single-family residence, with attached two car garage.</p>	<p>3001 Kerckhoff, San Pedro (Los Angeles County)</p>
<p><b>5-07-422-W</b> Victor &amp; Arlene Zonni</p>	<p>Demolition of an existing single-family residence and construction of a new 2,914 square foot, two-story single-family residence with an attached 492 square foot two-car garage. The maximum height of the residence will be 25-feet above finished grade. Grading will consist of 10 cubic yards of cut, 25 cubic yards of import and 35 cubic yards of fill. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>130 10th Street, Seal Beach (Orange County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-07-423-W</b> Chad &amp; Amy Fahlbusch</p>	<p>Demolition of existing single family dwelling and construction of a new 3,709 square foot, 30 foot high, two story single family residence over basement level, and enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into landscaped areas. Approximately 90 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.</p>	<p>332 30th Street, Hermosa Beach (Los Angeles County)</p>
<p><b>5-07-424-W</b> Michael &amp; Jenny Tatum</p>	<p>Demolition of an existing single-family residence and existing accessory structure and construction of a two-story over basement level, 35-foot high (as measured from centerline of frontage road), 4,959 square-foot single-family residence, with a 494 square-foot, 2-car garage, swimming pool and spa on a 7,034 square-foot lot. The proposed project includes the export of 916 cubic yards of soil to accommodate the basement level.</p>	<p>327 N Grenola Street, Pacific Palisades (Los Angeles County)</p>
<p><b>5-07-427-W</b> Hassan &amp; Mary Arianpour</p>	<p>Demolition of existing 3-unit apartment and construction of two detached 30-foot high, two-story over basement, with roof deck, residential condominium units. Unit A has 2,347 square-feet of living space and an attached 340 square-foot two-car garage. Unit B has 3,496 square-feet of living space and an attached 340 square-foot two-car garage. Unit A has one additional guest space, and Unit B has two additional guest spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, excess over-flow will be directed to the public storm drain. Approximately 284 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.</p>	<p>421 Monterey Bl, Hermosa Beach (Los Angeles County)</p>

<p><b>5-07-433-W</b> Duncan Mc Intosh Company, Inc.</p>	<p>The proposed development are two boat shows: 1) April 9-13, 2008 (Annual Newport Boat Show); and 2) September 11-14, 2008 (Annual Lido Yacht Expo). There will be 182 temporary boat dock modules (8' x 20') and the docks will be anchored to the harbor bottom using 55 anchor piles. No eelgrass is known to be present in the project area and no eelgrass is proposed to be impacted. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. The docks will be floated in and then installed. The boats for the show will arrive by water on their own power and then completely shut down for the duration of the boat show. For the 1st boat show, set up will take approximately 16 days and removal will take approximately 9 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 5 days. At maximum, the proposed event including set-up, implementation and take-down, will take 30 days. For the 2nd boat show, set up will take approximately 17 days and removal will take approximately 9 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 4 days. At maximum, the proposed event including set-up, implementation and take-down, will take 30 days. The event tickets for each show will cost \$12 for adults and children 12 and under are free.</p>	<p>3416 Via Oporto, Newport Beach (Orange County)</p>
<p><b>5-07-435-W</b> Jeff &amp; Roberta Coppersmith</p>	<p>Demolition of an existing single family residence and construction of a new 4,269 square foot, 30 foot high, three-story single family residence over basement level, and enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into the site drainage system that incorporates a trench drain and porous catch basin to allow for natural percolation of collected water. Approximately 324 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.</p>	<p>3216 Hermosa Avenue, Hermosa Beach (Los Angeles County)</p>
<p><b>5-07-436-W</b> Mr. &amp; Mrs. Gary Fudge</p>	<p>A lot line adjustment between two parcels of land, taking a portion from one parcel and attaching it to an adjoining parcel, resulting in no change in the number of parcels, both parcels will continue to be for single family developments.</p>	<p>1907 And 1915 Chubasco, Corona Del Mar (Orange County)</p>
<p><b>5-07-442-W</b> Tommy Balboa</p>	<p>Conversion of an existing duplex on a single lot into two (2) condominium units. Five (5) parking spaces are provided on site.</p>	<p>1351 E Balboa Boulevard, Newport Beach (Orange County)</p>
<p><b>5-07-445-W</b> John Dooley, Attn: C/O Duane Bolcis</p>	<p>Demolition of a duplex and construction of two 1,749 square foot, 18 foot high, single-family residences on two separate 2,500 square foot lots. Each residence will have three on-site parking spaces.</p>	<p>2851 And 2853 South Denison Avenue, San Pedro (Los Angeles County)</p>

<b>5-07-447-W</b> Edwin & Linda Mc Cann	Demolition of an existing 986 square foot single-family residence and construction of a 1,430 square foot, 29-foot high, two-story, single-family residence with an attached two-car garage, on a 4,788 square foot lot.	712 Navy Street, Santa Monica (Los Angeles County)
<b>5-07-451-W</b> Tom Schey	Demolition of a one-story, 770 square foot single-family residence on a 5,400 square foot lot, and construction of a two-story (above basement), 25-foot high (with one thirty-foot high roof access structure), 3,775 square foot single-family residence with a swimming pool and detached two-story, two-car garage.	737 Milwood, Venice (Los Angeles County)
<b>5-07-457-W</b> Robert Collbohm	Demolition of a fire damaged single-family residence and construction of a 1,475 square foot, 15-foot high, single-family residence, with 441 square foot two-car garage (existing).	259 W Channel Road, Santa Monica (Los Angeles County)
<b>5-08-014-W</b> Steven Rogers	Construction of a three-level, thirty-foot high, 2,572 square foot single-family residence with an attached two-car garage on a vacant 2,962 square foot lot.	334 Venice Way, Venice (Los Angeles County)
<b>5-08-016-W</b> Thomas M. Stout	Demolition of a one-story, 1,055 square foot single-family residence and detached two-car garage on a 3,675 square foot lot, and construction of a two-story, 21-foot high, 2,899 square foot single-family residence with an attached two-car garage. Metal and glass roof deck railings extend 24 feet above street level, and a 120 square foot third level "tea room" (located above the garage) extends 29 feet above street level.	818 W. Crestmoore Place, Venice (Los Angeles County)

**REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-08-003-G</b> Los Angeles Unified School District, Attn: Michael Brady, Deputy Director	Implementation of temporary Best Management Practices ("BMPs"), including placement of silt fences, fiber rolls, and straw bale barriers. Once the threat of an emergency dissipates, all BMPs placed to respond to the threat will be removed. The applicant proposes brush clearance on the site.	777 Temescal Canyon, Pacific Palisades (Los Angeles County)

**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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<p><b>5-06-309-A1</b> James &amp; Elizabeth Yoder, Trustees</p>	<p>Rear (canyon ward) yard landscape improvements including: expansion of existing concrete patio, new barbeque, and canyon slope re-planting with native drought tolerant plants. Patio drainage will be captured by downspouts and directed to catch basins then to the frontage street and main storm drain system. Removal of ice plant and other non-native plants from the canyon slope will be with hand tools with no use of mechanized equipment in the canyon. No in-ground irrigation system is proposed, only temporary above ground irrigation to establish plantings.</p>	<p>2415 Calle Monte Carlo, San Clemente (Orange County)</p>
<p><b>5-06-331-A1</b> James &amp; January Arnall</p>	<p>Add to the roof of the previously approved thirty-foot high single-family residence a 500 square foot roof deck with a 36-inch high open guardrail and a forty-foot high, 82 square foot stairway enclosure (roof access structure), consistent with the roof access structure standards and limitations set forth in the certified City of Los Angeles Land Use Plan for Venice.</p>	<p>2630 S Strongs Drive, Venice (Los Angeles County)</p>

**REPORT OF EXTENSION - IMMATERIAL**

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<p><b>5-05-410-E1</b> Legacy Partners Neptune Marina, L P County Of Los Angeles</p>	<p>Replace deteriorating boat dock fingers, deteriorating timber on docks, and install torsion bars for stabilizing fingers, all on an as needed basis, within a 182 boat slip anchorage. There will be no change to the number, size, or configuration of the existing boat slips.</p>	<p>14126 Marquesas Way, Marina Del Rey (Los Angeles County)</p>
<p><b>5-04-466-E1</b> 4627 Camden, L.L.C., Attn: Bruce &amp; Kathy Elieff</p>	<p>Demolition and construction of a new 8,990 square foot, two-story plus basement single-family residence with a 293 square foot 1st floor one-car garage and a 2,444 square foot subterranean six-car garage on a coastal bluff top lot, on deepened footing foundation. Also approved new hardscape, landscape and retaining walls. Grading consists of 7,430 cubic yards (3,715 cubic yards of cut, 270 cubic yards of fill and 3,445 cubic yards of export to a location outside of the coastal zone).</p>	<p>177 Shorecliff Road, Corona Del Mar (Orange County)</p>
<p><b>5-90-995-E16</b> Fred Hoffman and John Mulvihill</p>	<p>Construction of a three level, 40 ft. high, lagoon fronting 4,285 square foot single-family residence with 4 on-site parking spaces.</p>	<p>4107 Roma Ct., Venice (Los Angeles County)</p>
<p><b>5-05-333-E1</b> William J. Cagney Trust, Attn: Theresa Cagney Morrison, Trustee</p>	<p>Construction of a new 2-story, 26-foot high, 4,258 square foot retail/office building with 17 parking spaces on a vacant lot. Minimal grading for site preparation is proposed.</p>	<p>3001 Newport Blvd., Newport Beach (Orange County)</p>
<p><b>5-05-064-E1</b> Albert &amp; Linda Melville</p>	<p>Construction of a 758 sq.ft. first floor addition and a 606 sq.ft. second floor addition to an existing 844 sq.ft. single-family residence with an attached garage on a 12,016 sq.ft. lot.</p>	<p>224 W. Avenida Palizada, San Clemente (Orange County)</p>

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Fleetwood Joiner and Associates  
P.O. Box 10296  
Newport Beach, CA 92658

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

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

**WAIVER#:** 5-07-356                      **APPLICANT:** Jeffrey & Lucia Simon

**LOCATION:** 218 Hazel Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Addition and remodel to an existing 1,657 square foot one-story single-family residence with an attached 236 square foot one-car garage. The proposed project includes: 1) demolition of the existing attached 236 square foot one-car garage; 2) construction of a new 670 square foot three-car garage; 3) an addition of 180 square feet of livable area to the 1<sup>st</sup> floor; and 4) a new 1,091 square foot 2<sup>nd</sup> floor over the new three-car garage and new livable area. Post project, the one-story single-family residence will be 2,928 square feet with an attached 670 square foot three-car garage. The maximum height of the structure will be 24-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system. All improvements will take place on the landward side of the structure and no changes are proposed on the coastal canyon hillside of the structure.

**RATIONALE:** The subject site is a coastal canyon hillside lot overlooking Buck Gully located between the first public road and the sea, but is approximately 200-feet inland of the beach (Little Corona Del Mar Beach) and is an improvement that would result in an increase greater than ten (10) percent. In addition, the proposed project consists of less than 50% demolition of the existing structure. The proposed project will not encroach nor adversely impact Buck Gully, which the City of Newport Beach Land Use Plan considers an environmentally sensitive habitat area. The near Little Corona Del Mar Beach provides public access and public recreation opportunities. 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. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 2008 meeting. If three (3) 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  
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January 22, 2008

Newland Construction, Inc.  
Attn: Terry Booth  
428 South Montgomery Way  
Orange, CA 92868

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

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

**WAIVER#:** 5-07-396                      **APPLICANT:** Kenneth Kantola Trust

**LOCATION:** 1626 Ocean Avenue, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing 901 square foot one-story, single-family residence with a detached 380 square foot two-car garage. The project more specifically consists of: 1) demolition of the existing garage; 2) construction of a new 409 square foot two-car garage with a 504 square foot 2<sup>nd</sup> floor; and 3) the new 2<sup>nd</sup> floor over the garage will be connected to the existing one-story residence via a 32 square foot covered interior stairway. Post project, the residence will be a two-story, single-family residence consisting of 1,437 square feet with an attached 409 square foot two-car garage. The maximum height of the residence will be 25' above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is an inland lot located between the first public road and the sea. The proposed project is not exempt because it will result in more than 50% demolition of the exterior walls. The improvement will result in an increase in height greater than ten (10) percent. The lot size is 2,550 square feet and is designated as residential high 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 east of the project site at the end of Electric Avenue. 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 February 6-8, 2008 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required. *h*

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



January 22, 2008

Ricardo Martinez  
440 Western Avenue #206  
Glendale, CA 91201

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

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

**WAIVER#:** 5-07-434

**APPLICANT:** Jason Cohen

**LOCATION:** 109 Sunridge, Playa del Rey

**PROPOSED DEVELOPMENT:** Addition of a 539 square foot 30 foot high, third story to an existing 2,784 square foot two-story, single-family residence.

**RATIONALE:** The proposed project is located approximately one block from Dockweiler State Beach. The surrounding area is residentially developed with single and multi-family residences. The site is designated as low-density (R1-1) residential. The proposed addition to the existing single family home will be compatible with the character of the surrounding pattern of development. Drainage will be collected and directed to landscaped areas and to the street, as required by the City. The Playa del Rey LCP has not been completed. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their February 6-8, 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

\_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 2008

Attn: Izzet Motoca  
Vertoch Design Architects Inc.  
1923 Cloverfield Blvd. #A  
Santa Monica, CA 90404

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

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

**WAIVER#:** 5-07-455

**APPLICANT:** Gordon Gibson

**LOCATION:** 1085 Vista Grande Drive, Pacific Palisades (Los Angeles County)

**PROPOSED DEVELOPMENT:** Addition to an existing single-family residence and interior remodel resulting in a single story with lower level, 15-foot high (as measured from centerline of frontage road), 5,085 square-foot single-family residence, with a 510 square-foot, 2-car garage, on an 18,295 square-foot lot. The proposed project includes the export of 295 cubic yards of soil to accommodate the new lower level. Removed material will be exported to the Bradley Landfill located outside of the coastal zone.

**RATIONALE:** The proposed project, which is located approximately 1½ miles inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2007-4821-AIC) and is consistent with the RE-15 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (13,555 square-feet of permeable area will be maintained on the 18,295 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. Plans will incorporate all recommendations included within the approved soils engineering report. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **February 6-8, 2008** meeting. 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

by: \_\_\_\_\_  
Teresa Henry  
Los Angeles District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Michael McMains  
460 62<sup>nd</sup> Street  
Newport Beach, 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#:** 5-06-402                      **APPLICANT:** Michael McMains

**LOCATION:** 460 62<sup>nd</sup> Street, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remove an existing floating ramp and dock located in the Semeniuk Slough. The ramp and dock will be lifted out of the water and placed in a staging area located in the rear yard of the applicant's lot that fronts the ramp and dock location. At this location, the ramp and dock will be dismantled and then transported off-site via land to a disposal site. No new ramp or dock is proposed.

**RATIONALE:** The subject site is located within the tidally influenced Semeniuk Slough located inland of Pacific Coast Highway and is located seaward of the first public road. Semeniuk Slough is a wetland considered an environmentally sensitive habitat area and unique coastal resource in the City of Newport Beach's Certified Land Use Plan. The proposed project will remove development located in the Semeniuk Slough, thus alleviating an impact to the slough. Public access is available adjacent to the project site along the Federal land adjacent to the slough accessible at street ends located off of Canal Circle. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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



January 24, 2008

Billy Hartwig  
26 Welcome Lane  
Seal Beach, CA 90740

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

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

**WAIVER#:** 5-07-226                      **APPLICANT:** Billy Hartwig

**LOCATION:** 26 Welcome Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remove an existing one-story mobile home and replace with a 1,163 square foot two-story manufactured home with a foundation. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be 25-feet above finished grade. No grading is proposed. 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 located between the first public road and the sea. The lot size is 1,518 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. 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 is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1<sup>st</sup> 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 February 6-8, 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 require

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



January 22, 2008

City of Newport Beach Public Works Department  
Attn: Steve Badum  
3300 Newport Boulevard  
Newport Beach, CA 92663

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

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

**WAIVER#:** 5-07-275                      **APPLICANT:** City of Newport Beach Public Works Department

**LOCATION:** 101 McFadden Plaza (McFadden Square), Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Phase 1 will consist of replacing the existing plaza surface hardscape with new hardscape consisting of granite pavers in the form of a labyrinth which will depict a historical timeline, a granite band with donor names, a seat wall with plaques for donors and a sculptural element in the center that is approximately 6'-6" tall, all located in McFadden Square. Twelve (12) existing Mexican Fan Palms will be removed; however, no new landscaping proposed. Phase 2 is not part of this current proposed project and is not permitted by this approval.

**RATIONALE:** The subject site is located between the first public road and the sea in McFadden Square, which provides public pedestrian access to the Newport Pier that is located adjacent to the project site. The proposed project will not create any adverse impacts on existing public access in the area. Public access to the beach exists at the site and will remain post project. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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



January 22, 2008

Dean Scheele  
22 Cottonwood Lane  
Seal Beach, CA 90740

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

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

**WAIVER#:** 5-07-280                      **APPLICANT:** Dean Scheele

**LOCATION:** 22 Cottonwood Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remove an existing one-story mobile home and replace with a 1,163 square foot two-story manufactured home with a foundation. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be 25-feet above finished grade. No grading is proposed. 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 located between the first public road and the sea. The lot size is 1,403 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. 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 is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1<sup>st</sup> 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 February 6-8, 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  
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

January 22, 2008



Richard Krantz Architecture  
1500 Quail St., Ste. 520  
Newport Beach, CA 92660

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

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

**WAIVER#:** 5-07-355**APPLICANT:** Dennis & Charyl Assael**LOCATION:** 14 Linda Isle, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolition of an existing single family residence and construction of a new 6,109 square foot, three story (including basement level), 26 foot high single family residence with an attached two car garage. Also proposed is reinforcement of the existing bulkhead and reconstruction of an existing cantilevered deck. 900 cubic yards of cut is proposed to accommodate the basement level.

**RATIONALE:** The subject site is a 5,580 square foot, harborfront lot designated Low Density Residential in the City's certified LUP. All work on the bulkhead will occur on the landward side; no harbor bottom disturbance will occur. Public coastal access exists in the project vicinity at the sandy public beach along the Balboa Peninsula (approximately 1/2 mile to the south) and at Newport Dunes Aquatic Park (approximately 1/4 mile to the northeast). The proposed project conforms to the Commission's typically imposed parking requirement of two spaces per residential unit. In addition, water quality measures including directing the majority of the site drainage (including drainage from the cantilevered deck) to bottomless catch basins with fossil filter inserts and the placement of sandbags around the lot's perimeter during construction 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 **February 6-8, 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



January 22, 2008

Studio Del Mar  
Attn: Andrew Goetz  
2855 East Coast Highway, #234  
Corona Del Mar, CA 92625

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

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

**WAIVER#:** 5-07-382                      **APPLICANT:** Mr. & Mrs. Michael Howarth

**LOCATION:** 514 Via Lido Nord, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new two-story, 3,655 square foot single-family residence with a basement and an attached 427 square foot two-car garage on a bulkhead lot. The maximum height of the residential structure will be 24' above finished grade. Grading will consist of 500 cubic yards for recompaction purposes, which will balance on site and 500 cubic yards of export to a location outside of the coastal zone. No work on the bulkhead is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is a bayfront lot on Lido Island approximately 3,029 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available along an existing public sidewalk that is located along the edge of the island. 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. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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. *1 - 2*

PETER DOUGLAS  
Executive Director

*Karl Schwing*  
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



January 24, 2008

Howard Lichtman  
10714 Esterina Way  
Culver City, CA 90230

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

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

**WAIVER:** #5-07-400

**APPLICANT:** Albert & Nelsa Barajas

**LOCATION:** 2636 5<sup>th</sup> Street, Santa Monica

**PROPOSED DEVELOPMENT:** Demolition of an existing 548 square foot single-family residence and construction of a 1,383 square foot, 30-foot high, three-story, single-family residence with an attached one-car garage, on a 1,477 square foot lot.

**RATIONALE:** The proposed project is located approximately 3/4 of a mile from the beach and within a developed residential neighborhood, zoned OP2 (Low Multiple Residential Ocean Park). The project is located on a legal nonconforming lot of 1,482 square feet. The parcel size is significantly smaller than the typical lot on the block which on average is a least 5,384 square feet. Due to the size of the parcel, the project is only providing one on-site parking space. Because of the distance from the beach, providing one parking space as opposed to two per unit, as generally required by the Commission, the project will not have a significant impact on beach access. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

TERESA HENRY  
SOUTH COAST DISTRICT MANAGER

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Steven Woolley  
3918 Bluff Place  
San Pedro, CA 90731

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

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

**WAIVER#:** 5-07-411

**APPLICANT:** Steven Woolley

**LOCATION:** 3916/3918 Bluff Place, San Pedro

**PROPOSED DEVELOPMENT:** Interior remodel to convert a 2,200 square foot residential triplex to a duplex.

**RATIONALE:** The proposed project is located on a coastal bluff in a residentially developed area. There will be no change to the exterior foot print or height of the structure and density will be reduced. The proposed project is consistent with the residential character and scale of the surrounding neighborhood. The three existing parking spaces will be maintained. The proposed project is located between the first public road and the sea but will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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

\_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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(562) 590-5071



January 17, 2008

Brenda Delgadillo, Corsini Architects  
3630 Tyburn Street  
Los Angeles, CA 90065

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

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

**WAIVER:** 5-07-415 **APPLICANTS:** James Lengel & Alicia Kitsuse

**LOCATION:** 249 Ruth Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a detached garage on the rear portion of a 4,082 square foot lot, and conversion of the existing one-story, 919 square foot single-family residence into a two-story, 25-foot high (with one 33-foot high roof access structure), 3,085 square foot duplex with five on-site parking spaces.

**RATIONALE:** The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-5252, 11/7/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 25-foot height limit for the "North of Rose" Oakwood area of Venice. Adequate on-site parking is provided for the duplex: five on-site parking spaces. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (575 square feet of permeable landscaped area will be maintained on the 4,082 square foot lot, and permeable grasscrete will be utilized on the driveway and parking surfaces). 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 **February 7, 2008 meeting in Oceanside** 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

TÉRESA HENRY  
District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

John Vilicich  
953 W. First Street, Suite O  
San Pedro, CA 90731

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

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

**WAIVER#:** 5-07-420

**APPLICANT:** Leroy Foughty

**LOCATION:** 3005 Kerckhoff, San Pedro

**PROPOSED DEVELOPMENT:** Demolition of an existing 750 square foot single-family residence and construction of a 1,764 square foot, 24 foot high, single-family residence, with attached two car garage.

**RATIONALE:** The proposed project is located approximately 1/4 mile from the ocean. The surrounding area is residentially developed with single-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R1 Single-Family Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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

  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

John Vilicich  
953 W. First Street, Suite O  
San Pedro, CA 90731

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

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

**WAIVER#:** 5-07-421

**APPLICANT:** Leroy Foughty

**LOCATION:** 3001 Kerckhoff, San Pedro

**PROPOSED DEVELOPMENT:** Construction of a 1,783 square foot, 26 foot high, single-family residence, with attached two car garage.

**RATIONALE:** The proposed project is located approximately 1/4 mile from the ocean. The surrounding area is residentially developed with single-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R1 Single-Family Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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

Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

James P. Gallagher  
11151 Donnis Road  
Los Alamitos, CA 90720-2904

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

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

**WAIVER#:** 5-07-422

**APPLICANT:** Victor & Arlene Zonni

**LOCATION:** 130 10<sup>th</sup> Street, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a new 2,914 square foot, two-story single-family residence with an attached 492 square foot two-car garage. The maximum height of the residence will be 25-feet above finished grade. Grading will consist of 10 cubic yards of cut, 25 cubic yards of import and 35 cubic yards of fill. 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 2,937 square feet and is designated as residential high 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 10<sup>th</sup> 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 February 6-8, 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



January 18, 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#:** 5-07-423

**APPLICANT:** Chad and Amy Fahlbusch

**LOCATION:** 332 30<sup>th</sup> Street, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of existing single family dwelling and construction of a new 3,709 square foot, 30 foot high, two story single family residence over basement level, and enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into landscaped areas. Approximately 90 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.

**RATIONALE:** The proposed project site is not located between the first public road and the sea. The subject site is located approximately 1,000 feet inland from the beach on a 2,415 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 6 - 8, 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: \_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 2008

Mark Hudson  
337 N. Heliotrope Dr.  
Los Angeles, CA 90004

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

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

**WAIVER#:** 5-07-424

**APPLICANT:** Michael and Jenny Tatum

**LOCATION:** 327 N. Grenola Street, Pacific Palisades (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and existing accessory structure and construction of a two-story over basement level, 35-foot high (as measured from centerline of frontage road), 4,959 square-foot single-family residence, with a 494 square-foot, 2-car garage, swimming pool and spa on a 7,034 square-foot lot. The proposed project includes the export of 916 cubic yards of soil to accommodate the basement level.

**RATIONALE:** The proposed project, which is located approximately ¼ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2007-5593-AIC-MEL) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,009 square-feet of permeable area will be maintained on the 7,034 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. Plans will incorporate all recommendations included within the approved soils engineering report. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **February 6-8, 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: \_\_\_\_\_  
Teresa Henry  
Los Angeles District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 2008

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

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

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

**WAIVER#:** 5-07-427

**APPLICANT:** Hassan and Mary C. Arianpour

**LOCATION:** 421 Monterey Boulevard, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of existing 3-unit apartment and construction of two detached 30-foot high, two-story over basement, with roof deck, residential condominium units. Unit A has 2,347 square-feet of living space and an attached 340 square-foot two-car garage. Unit B has 3,496 square-feet of living space and an attached 340 square-foot two-car garage. Unit A has one additional guest space, and Unit B has two additional guest spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, excess over-flow will be directed to the public storm drain. Approximately 284 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.

**RATIONALE:** The subject site is located approximately ¼ mile from the beach on a 3,000 square-foot lot. The area is zoned R-3, high-density residential which permits two units on this site. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 7 on-site parking spaces exceed the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 6-8, 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: \_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Duncan Mc Intosh Jr.  
17782 Cowan, Suite A  
Irvine, CA 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#:** 5-07-433                      **APPLICANT:** Duncan Mc Intosh Co. Inc.

**LOCATION:** 3416 Via Oporto, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** The proposed development are two boat shows: 1) April 9-13, 2008 (Annual Newport Boat Show); and 2) September 11-14, 2008 (Annual Lido Yacht Expo). There will be 182 temporary boat dock modules (8' x 20') and the docks will be anchored to the harbor bottom using 55 anchor piles. No eelgrass is known to be present in the project area and no eelgrass is proposed to be impacted. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. The docks will be floated in and then installed. The boats for the show will arrive by water on their own power and then completely shut down for the duration of the boat show. For the 1<sup>st</sup> boat show, set up will take approximately 16 days and removal will take approximately 9 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 5 days. At maximum, the proposed event including set-up, implementation and take-down, will take 30 days. For the 2<sup>nd</sup> boat show, set up will take approximately 17 days and removal will take approximately 9 days. Complete removal of the docks, anchoring system and all other facilities installed for the event will take place immediately after completion of the boat show. The actual boat show will take 4 days. At maximum, the proposed event including set-up, implementation and take-down, will take 30 days. The event tickets for each show will cost \$12 for adults and children 12 and under are free.

**RATIONALE:** The subject site is the Lido Village Marina and is located between the first public road and the sea. The Lido Marina Village area of Newport Beach is designated for Recreation and Marine Commercial and/or Retail and Service Commercial uses in the City of Newport Beach Land Use Plan (LUP) and the proposed project adheres to this designation. The surrounding area is currently developed with similar private commercial boat docks, retail establishments, restaurants and a waterfront walkway, all of which will remain accessible during the boat shows. The proposed boat shows as well as the existing facilities provide public access recreation and visitor commercial opportunities. Free and charged public parking will be available on site for the event as well as off-site for which free shuttle service to transfer visitors to and from the boat show site will be provided. The applicant is proposing water quality management BMP's including debris control. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, water quality or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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) Commission requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

KAREN SWING  
Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 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#:** 5-07-435

**APPLICANT:** Jeff and Roberta Coppersmith

**LOCATION:** 3216 Hermosa Avenue, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single family residence and construction of a new 4,269 square foot, 30 foot high, three-story single family residence over basement level, and enclosed parking for two vehicles and one open guest parking space. Roof water run-off will be conducted through gutters and downspouts into the site drainage system that incorporates a trench drain and porous catch basin to allow for natural percolation of collected water. Approximately 324 cubic yards of grading is proposed on the site to accommodate the subterranean basement/garage. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.

**RATIONALE:** The proposed project site is not located between the first public road and the sea. The subject site is located approximately 250 feet inland from the beach on a 2,554 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30-foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The landscaping plan will not incorporate any exotic or invasive plant species. 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 **February 6-8, 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: \_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Frank Wen  
833 Dover Drive Suite #6  
Newport Beach, CA 92663

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

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

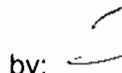
**WAIVER#:** 5-07-436**APPLICANT:** Mr. and Mrs. Gary Fudge**LOCATION:** 1907 and 1915 Chubasco Dr., Corona Del Mar, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** A lot line adjustment between two parcels of land, taking a portion from one parcel and attaching it to an adjoining parcel, resulting in no change in the number of parcels, both parcels will continue to be for single family developments.

**RATIONALE:** The proposed development consists of a lot line adjustment combining a designated Low Density Residential lot (1907 Chubasco Dr.) with a portion of a similar adjoining lot (1915 Chubasco Dr.). The property was developed with an accessory structure partially sited on the two contiguous lots. Both lots are developed with single-family residences. The Newport Beach Municipal Code does not allow a structure to cross an interior property line. The proposed development has been approved by Newport Beach Planning Dept (LA2007-10). No construction is proposed. The subject sites are interior lots and are not located between the sea and first public road. Authorization for demolition and construction of any new single-family residences on either lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5 for single-family and two-family dwellings provided they comply with the criteria identified therein. 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 and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 6-8, 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 SCHWINN  
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



January 22, 2008

Douglas J Fisher  
18672 Topanga Canyon Rd  
Silverado, CA 92676

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

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**WAIVER#:** 5-07-442                      **APPLICANT:** Tommy Balboa

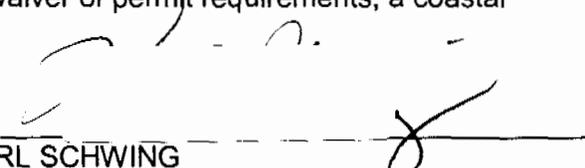
**LOCATION:** 1351 E. Balboa Blvd., Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Conversion of an existing duplex on a single lot into two (2) condominium units. Five (5) parking spaces are provided on site.

**RATIONALE:** The subject site is 3,782 square feet in size, is designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP) and is an inland lot located between the sea and first public road. The proposed development consists of a conversion of an existing duplex into two (2) condominium units. 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 five parking spaces exceeding 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 **February 6-8, 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



January 23, 2008

Elizabeth Srour  
Srour & Associates LLC  
1001 Sixth Street, 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#:** 5-07-445

**APPLICANT:** John Dooley

**LOCATION:** 2851 and 2853 South Denison Avenue, San Pedro

**PROPOSED DEVELOPMENT:** Demolition of a duplex and construction of two 1,749 square foot, 18 foot high, single-family residences on two separate 2,500 square foot lots. Each residence will have three on-site parking spaces.

**RATIONALE:** The proposed project is located approximately 3/4 mile from the ocean. The surrounding area is residentially developed with single-family residences. The proposed project is consistent with the San Pedro's certified Land Use Plan's permitted 26-foot height limit (as measured from average existing grade) and with the existing R1 Single-Family Residential zoning and is consistent with the character and scale of the surrounding neighborhood. Drainage is to be directed to non-erosive drainlines that drain to the street. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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

\_\_\_\_\_  
Teresa Henry  
South Coast District Manager

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



January 22, 2008

Susan Narduli  
2330 Pontius Avenue, Ste #103  
Los Angeles, CA 90064

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

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

**WAIVER:** #5-07-447

**APPLICANT:** Edwin & Linda McCann

**LOCATION:** 712 Navy, Santa Monica

**PROPOSED DEVELOPMENT:** Demolition of an existing 986 square foot single-family residence and construction of a 1,430 square foot, 29-foot high, two-story, single-family residence with an attached two-car garage, on a 4,788 square foot lot.

**RATIONALE:** The proposed project is located approximately 3/4 of a mile from the beach and within a developed residential neighborhood, zoned OP1 (Low Density Ocean Park). The project is consistent with the residential character of the surrounding area and is providing two parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 6-8, 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

TERESA HENRY  
SOUTH COAST DISTRICT MANAGER

**CALIFORNIA COASTAL COMMISSION**

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



January 17, 2008

Patrick Tighe, A.I.A., Tighe Architecture  
1632 Ocean Park Boulevard  
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:** 5-07-451 **APPLICANT:** Tom Schey

**LOCATION:** 737 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 770 square foot single-family residence on a 5,400 square foot lot, and construction of a two-story (above basement), 25-foot high (with one thirty-foot high roof access structure), 3,775 square foot single-family residence with a swimming pool and detached two-story, two-car garage.

**RATIONALE:** The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2007-5620, 12/4/07) and is consistent with the R2-1 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-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the garage and a third space on the driveway, all accessed from the rear alley, California Court. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,250 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 **February 7, 2008 meeting in Oceanside** 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

TERESA HENRY  
District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 23, 2008

Chris Riggs  
Structural Consultants M. Inc.  
12018 Central Avenue, Chino, CA 91710

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

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

**WAIVER#:** 5-07-457

**APPLICANT:** Rober Collbohm

**LOCATION:** 259 W. Channel Road, Santa Monica (Pacific Palisades)

**PROPOSED DEVELOPMENT:** Demolition of a fire damaged single-family residence and construction of a 1,475 square foot, 15-foot high, single-family residence, with 441 square foot two-car garage (existing).

**RATIONALE:** The proposed project is located approximately 1/2 mile from the Beach. The surrounding area is residentially developed with single-family residences. The site is designated as low-density (R1-1) residential. The proposed single family home is a permitted use in the R1-1 zone. The proposed single family home provides the required two parking spaces and is designed to be compatible with the character of the surrounding pattern of development. Drainage will be collected and directed to landscaped areas and to the street, as required by the City. The 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 February 6-8, 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

\_\_\_\_\_  
Teresa Henry  
South Coast District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 18, 2008

Andy Watts  
2629 Main Street, #183  
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:** 5-08-014                      **APPLICANT:** Steven Rogers

**LOCATION:** 334 Venice Way, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Construction of a three-level, thirty-foot high, 2,572 square foot single-family residence with an attached two-car garage on a vacant 2,962 square foot lot.

**RATIONALE:** The proposed project, which is located about 1,500 feet inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2006-6050-VSO, revised 1/15/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The single-family residence that formerly occupied the site was demolished in 2007 pursuant to Coastal Development Permit 5-06-297-W. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit for the North Venice area. Adequate on-site parking is provided (two-car garage plus two-stall carport, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 942 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 **February 7, 2008 meeting in Oceanside** 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

TERESA HENRY  
District Manager

**CALIFORNIA COASTAL COMMISSION**

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



January 24, 2008

Michael Miller & Associates Architects  
2571 Roscomare Road  
Los Angeles, CA 90077

**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:** 5-08-016                      **APPLICANT:** Thomas Michael Stout

**LOCATION:** 818 Crestmoore Place, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,055 square foot single-family residence and detached two-car garage on a 3,675 square foot lot, and construction of a two-story, 21-foot high, 2,899 square foot single-family residence with an attached two-car garage. Metal and glass roof deck railings extend 24 feet above street level, and a 120 square foot third level "tea room" (located above the garage) extends 29 feet above street level.

**RATIONALE:** The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-0097, 1/10/08) and is consistent with the R2-1 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-to-30-foot height limit for the Southeast Venice area. Adequate on-site parking is provided for the single-family residence: two spaces in the garage and a third uncovered space, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (896 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 **February 7, 2008 meeting in Oceanside** 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

TERESA HENRY  
District Manager

A handwritten signature in black ink, appearing to read "TH", written over a horizontal line.

**CALIFORNIA COASTAL COMMISSION**

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

**EMERGENCY PERMIT**

**DATE:** January 4, 2008

**EMERGENCY PERMIT:** 5-08-003-G

**APPLICANT:** Los Angeles Unified School District

**LOCATION:** 777 Temescal Canyon Road, Pacific Palisades

**EMERGENCY WORK PROPOSED:** - Implementation of temporary Best Management Practices ("BMPs"), including placement of silt fences, fiber rolls, and straw bale barriers. Once the threat of an emergency dissipates, all BMPs placed to respond to the threat will be removed. The applicant proposes brush clearance on the site. **This emergency permit does not approve any brush clearance on the site.**

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a significant rainstorm event requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas  
Executive Director

By: \_\_\_\_\_

Title: District Manager

**CONDITIONS OF APPROVAL:**

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 7 days of the date of this permit.
4. The emergency work shall be removed in its entirety by May 15, 2008 unless such deadline is extended in writing by the Executive Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. This emergency permit does not authorize any brush clearance, grading, or soil removal on site.
8. Pre-development and post-development site conditions shall be documented through photographs of the site and submitted within 14 days of completion of the emergency work.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form

cc: Local Planning Agency

**CALIFORNIA COASTAL COMMISSION**

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

**5-06-309-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** 25 January 2008  
**SUBJECT:** Coastal Development Permit #5-06-309 granted to James & Elizabeth Yoder for:

**Remodel of an existing 1,803 sq. ft. single family residence with the addition of 367 sq. ft. of living space, resulting in a 16ft. high single-story, 2,170 sq. ft., single family residence with a 440 sq. ft., two-car garage on a canyon lot.**

**AT:** 2415 Calle Monte Carlo, San Clemente (Orange County)

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

**DESCRIPTION OF AMENDMENT REQUEST:**

**Rear (canyon ward) yard landscape improvements including: expansion of existing concrete patio, new barbeque, and canyon slope re-planting with native drought tolerant plants. Patio drainage will be captured by downspouts and directed to catch basins then to the frontage street and main storm drain system. Removal of ice plant and other non-native plants from the canyon slope will be with hand tools with no use of mechanized equipment in the canyon. No in-ground irrigation system is proposed, only temporary above ground irrigation to establish plantings.**

**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 landscape plan complies with the canyon setback policies of the certified Land Use Plan as the proposed concrete patio is set back 5' from the canyon edge (i.e., the 110' contour line). The landscape plan has approval from the City of San Clemente. A future development condition was imposed on the underlying permit thereby requiring an amendment to the permit from the Commission for the proposed project modification.

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, is consistent with community character and will not result in any adverse impacts to coastal resources or access. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City'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.

**CALIFORNIA COASTAL COMMISSION**

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

**5-06-331-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** 25 January 2008  
**SUBJECT:** Coastal Development Permit No. 5-06-331 granted to James Arnall & January Parkos Arnall on October 12, 2006 for:

**Demolition of a one-story, 1,560 square foot duplex, and construction of a three-level, thirty-foot high, 2,266 square foot single-family residence with an attached three-car garage on a canal-fronting lot (Grand Canal).**

**AT:** 2630 Strong's Drive, Venice, City of Los Angeles, Los Angeles County.

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

**DESCRIPTION OF AMENDMENT REQUEST:**

**Add to the roof of the previously approved thirty-foot high single-family residence a 500 square foot roof deck with a 36-inch high open guardrail and a forty-foot high, 82 square foot stairway enclosure (roof access structure), consistent with the roof access structure standards and limitations set forth in the certified City of Los Angeles Land Use Plan for Venice.**

**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 change to the previously approved single-family residence (addition of a roof deck and stairway enclosure) proposed by this amendment complies with all previously imposed conditions of Coastal Development Permit 5-06-331 and the standards and limitations for roof access structures that are set forth in the certified City of Los Angeles Land Use Plan (LUP) for Venice. Policy I.A.1.a of the certified Venice LUP states that residential structures may have an enclosed stairway (roof access structure) for roof access provided that: a) the roof access structure shall not exceed the height limit by more than ten feet, b) the roof access structure shall be designed and oriented to reduce its visibility from public areas, c) the roof access

structure shall not exceed one hundred square feet in area as measured from the outside walls, and d) the roof access structure shall be set back at least sixty feet from any canal. The proposed forty-foot high, 82 square foot stairway enclosure does not exceed the thirty-foot height limit by more than ten feet, does not exceed one hundred square feet in area, and is set back more than sixty feet (64 feet) from the west bank of Grand Canal. The proposed roof access structure is designed and oriented to reduce its visibility from the public walkways on the banks of the canals and will not block any public views or otherwise adversely affect visual resources.

Therefore, the proposed amendment is consistent with the underlying permit approval and the previous permit amendment, and will not result in any adverse impacts to coastal resources or public access. The amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

If you have any questions about the proposal, please contact **Charles Posner** at the Commission's South Coast District office in Long Beach (562) 590-5071.

**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)

28 January 2008

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT 5-05-410-E1**

Notice is hereby given **Legacy Partners Neptune Marina, L P;  
County Of Los Angeles**

has applied for a one year extension of Permit **5-05-410** granted by the California Coastal Commission December 14, 2005

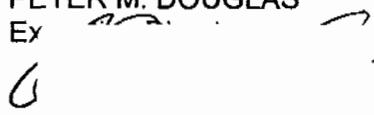
for **Replace deteriorating boat dock fingers, deteriorating timber on docks, and install torsion bars for stabilizing fingers, all on an as needed basis, within a 182 boat slip anchorage. There will be no change to the number, size, or configuration of the existing boat slips.**

at **14126 Marquesas Way, Marina Del Rey (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.

Sincerely,  
PETER M. DOUGLAS  
Ex

  
By: Al Padilla  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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

(5-04-466-E1)



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

25 January 2008

Notice is hereby given that **4627 Camden, LLC, Attn: Bruce & Kathy Elieff** has applied for a one-year extension of Coastal Development Permit **5-04-466**, as amended, granted by the California Coastal Commission on **January 11, 2006** and amended on **December 12, 2006** for:

The proposed residence is being redesigned in part to conform to the requirements of Special Condition 2 and in part to add new elements. The newly proposed elements include: 1) a new 792 square foot sub-basement underneath the previously approved basement (i.e. there will be a two-level basement); 2) expansion of a mechanical storage room (basement level) from 344 to 631 square feet; 3) additional cut to accommodate the new sub-basement (from 3,715 cubic yards to 4,380 cubic yards), reduced fill (from 270 cubic yards to 220 cubic yards) and increased export (from 3,445 cubic yards to 4,160 cubic yards); and 4) a change to the foundation system which would also now consist of caissons as well as deepened footings and retaining walls including twelve (12) 24" diameter caissons along the western side yard property line and nine (9) 24" diameter caissons along the eastern side yard property line. Other changes to the design of the residence are proposed, however, these are largely attributable to changes required by Special Condition 2 and include the following: the basement has been reduced to 3,522 square feet to 2,903 square feet; the basement level garage has been reduced from 2,444 square feet to 2,283 square feet; the 1st floor deck has been reduced from 1,401 square feet to 701 square feet. Post project, the residence will be two-stories with a basement and sub-basement areas (i.e. two-level basement) consisting of 9,528 square feet with a 298 square foot garage area and a 2,283 square foot subterranean garage area. All of the changes to the development being requested in this amendment will comply with the previously imposed condition (Special Condition No. 2) requiring that all development be sited landward of the bluff edge.

At: **177 Shorecliff Road, City of Newport Beach (Corona Del Mar), County of 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

By: Fernie Sy  
Coastal Program Analyst II

**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)

January 25, 2008

**NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT  
5-90-995-E16**

Notice is hereby given that **Fred Hoffman and John Mulvihill** has applied for a one year extension of Permit **5-90-995** granted by the California Coastal Commission January 15, 1991

for **Construction of a three level, 40 ft. high, lagoon fronting 4,285 square foot single-family residence with 4 on-site parking spaces.**

at **4107 Roma Ct., Venice (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.

Sincerely,  
PETER M. DOUGLAS  
Executive Director 

By: Charles Posner  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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

(5-05-333-E1)



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

25 January 2008

Notice is hereby given that **William J. Cagney Trust** has applied for a one-year extension of Coastal Development Permit **5-05-333**, as amended, granted by the California Coastal Commission on **February 8, 2006** for:

**Construction of a new 2-story, 26-foot high, 4,258 sq. ft. retail/office building with 17 parking spaces on a vacant lot and minimal grading for site preparation.**

At: **3001 Newport Blvd, City of Newport Beach, County of 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

By: Liliانا Roman  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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

(5-05-064-E1)

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

25 January 2008

Notice is hereby given that **Albert & Linda Melville** have applied for a one-year extension of Coastal Development Permit **5-05-064**, as amended, granted by the California Coastal Commission on **February 8, 2006** for:

**Construction of a 758 sq. ft. first floor addition and a 606 sq. ft. second floor addition to an existing 844 sq. ft. single-family residence with an attached garage on a 12, 016 sq. ft. canyon lot.**

**At: 224 West Avenida Palizada, City of San Clemente, County of 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

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By: Lilitana Roman  
Coastal Program Analyst