

CALIFORNIA COASTAL COMMISSION

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



W-17

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

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 5, 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 **March 5, 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. 5-07-410-W Valerie Gray (Newport Beach, Orange County)
2. 5-08-010-W Bruce Wachtlek (San Clemente, Orange County)
3. 5-08-011-W Richard Gordinier (Laguna Beach, Orange County)
4. 5-08-012-W Nasr Mohamed (San Pedro, Los Angeles County)
5. 5-08-034-W Mr. & Mrs. Rand Keast (Laguna Beach, Orange County)
6. 5-08-040-W Harold Stoultz (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-07-282-W Eric Justesen (Seal Beach, Orange County)
2. 5-07-391-W Brandon & Dorine Birtcher (Newport Beach, Orange County)
3. 5-07-402-W 13900 Tahiti Harbor, Ltd.; Los Angeles County Beaches And Harbors, Attn: Charlotte Miyamoto (Marina Del Rey, Los Angeles County)
4. 5-07-437-W Del Rey Fuel L L C, Attn: Gregory Schem (Marina Del Rey, Los Angeles County)
5. 5-07-450-W Charles K Lee (Pacific Palisades, Los Angeles County)
6. 5-07-452-W Roger Beistle (Newport Beach, Orange County)
7. 5-07-458-W John Hancock (Newport Beach, Orange County)
8. 5-08-001-W Steve & Susan Novak (Seal Beach, Orange County)
9. 5-08-007-W Lance Chor (San Pedro, Los Angeles County)
10. 5-08-017-W Joshua Empson & Rachel Klauber-Speiden (Santa Monica, Los Angeles County)
11. 5-08-018-W Samuel Jason, Trustee For Samuel Jason Trust (Pacific Palisades, Los Angeles County)
12. 5-08-019-W David Walsh (San Pedro, Los Angeles County)
13. 5-08-022-W Lisa Firestone (Santa Monica, Los Angeles County)
14. 5-08-023-W Leonard & Suzan South (Newport Beach, Orange County)
15. 5-08-030-W Charles Ladas (San Clemente, Orange County)
16. 5-08-033-W Taylor Browman (Newport Beach, Orange County)
17. 5-08-038-W Linmor Land LLC, Attn: Tim Lindenfelser, Manager (Newport Beach, Orange County)

TOTAL OF 23 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-410-W Valerie Gray	Addition and remodel of an existing 2,540 square foot, two-story single-family residence with an attached 512 square foot two-car garage and a detached 328 square foot one-car garage. The proposed project includes: 1) an addition of 991 square feet to the existing 2nd floor; and 2) raising the existing rear-yard patio elevation. Post project the two-story, single-family residence will consist of 3,531 square feet with an attached 512 square foot two-car garage and a detached 328 square foot one-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.	13 Balboa Coves, Newport Beach (Orange County)
5-08-010-W Bruce Wachtlek	Replacement of a 283 sq. ft. first floor tile and stucco cantilevered deck on a two-story 2,077 sq. ft. single-family residence located on a coastal canyon lot. Deck replacement will consist of removing existing stucco at the underside of the first floor and at walls above the deck, framing repair, new deck joists and new guard rail. No grading, foundation work, or landscaping is proposed. No work will be conducted in the canyon area outside the footprint of the existing structure.	222 Trafalgar Lane, San Clemente (Orange County)
5-08-011-W Richard Gordinier	The addition of a 761 square foot basement level, and the remodel and 99 square foot addition to the existing main level of an existing single family residence resulting in a 2,973 square foot, 18 feet high (measured from existing and finished grade) single family residence. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.	19 N Encino, Laguna Beach (Orange County)
5-08-012-W Nasr Mohamed	Addition of 727 square feet to the second floor of an existing 4,783 square foot two-story single-family residence.	2273 Warmouth St, San Pedro (Los Angeles County)
5-08-034-W Mr. & Mrs. Rand Keast	The addition of a 104 square foot basement level mechanical room, and the remodel and 548 square foot addition to the existing main level of an existing single family residence resulting in a 1,646 square foot, 19 feet high (measured from existing and finished grade) single family residence. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.	16 S Portola, Laguna Beach (Orange County)

5-08-040-W Harold Stoultz	Add a 39.5-foot high, one hundred square foot (10' x 10') stairway enclosure (roof access structure) onto an existing three-story, 35-foot high, 3,916 square foot duplex on a 2,520 square foot beach-fronting lot.	2505 Ocean Front Walk, Venice (Los Angeles County)
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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>
5-07-282-W Eric Justesen	Remove an existing one-story mobile home and replace with a 308 square foot one-story manufactured home. 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 13-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.	97 Welcome Lane (Seal Beach Trailer Park), Seal Beach (Orange County)
5-07-391-W Brandon & Dorine Birtcher	Demolition of an existing single-family residence and construction of a new two-story, 3,048 square foot single-family residence with an attached 606 square foot two-car garage. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 35 cubic yards of import for fill purposes. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	2581 Arbor Drive, Newport Beach (Orange County)
5-07-402-W 13900 Tahiti Harbor, Ltd. Los Angeles County Beaches And Harbors, Attn: Charlotte Miyamoto	Replace all 211 deteriorating boat dock fingers and repair 20 fingers within an existing 235 boat slip anchorage. There will be no change to the number, size, or configuration of the existing boat slips.	13900 Tahiti Way, Marina Del Rey (Los Angeles County)
5-07-437-W Del Rey Fuel L L C, Attn: Gregory Schem	Demolition of existing 11,431 square foot fuel dock facility and construction of a new 16,663 square foot fuel dock facility with new fuel delivery system, vessel pump-out station, bait pens, water taxi moorage, and 15 foot high, 1,900 square foot retail building.	13800 Bora Bora Way, Marina Del Rey (Los Angeles County)
5-07-450-W Charles K Lee	Demolition of an existing single-family residence and construction of a two-story over basement level, 33-foot high (as measured from centerline of frontage road), 4,400 square-foot single-family residence, with a 501 square-foot, 2-car garage, swimming pool and spa on a 8,029 square-foot lot. The proposed project includes the import of 400 cubic yards of soil to accommodate the development.	755 N Lachman Lane, Pacific Palisades (Los Angeles County)

<p>5-07-452-W Roger Beistle</p>	<p>Demolition of an existing one-story single-family residence with detached garage and construction of a new three-story, 2,562 sq. ft. duplex and attached 683 sq. ft. two-car garage and two-car carport; front patio, balcony, roof deck, and hardscape improvements including new fence at side yards. Minor grading for soil re-compaction and site preparation is proposed. The maximum height of the residential structure will be 29 feet above finished grade. Minimal planter landscaping is proposed utilizing non-invasive low-water use plants.</p>	<p>211 38th Street, Newport Beach (Orange County)</p>
<p>5-07-458-W John Hancock</p>	<p>Demolition of an existing single-family residence and construction of a new two-story, 3,400 square foot single-family residence with an attached 546 square foot two-car garage on a bulkheaded lot. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 475 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed.</p>	<p>1206 West Bay Avenue, Newport Beach (Orange County)</p>
<p>5-08-001-W Steve & Susan Novak</p>	<p>Demolition of an existing single-family residence and construction of a new 2,854 square foot, three-story single-family residence with an attached 632 square foot three-car garage. The maximum height of the structure will be 25-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.</p>	<p>240 16th Street, Seal Beach (Orange County)</p>
<p>5-08-007-W Lance Chor</p>	<p>Demolition of an existing 1,012 square foot single-family residence and construction of a 3,748 square foot, 26 foot high, single-family residence, with 2,068 square foot subterranean four car garage and storage area.</p>	<p>3459 S Leland Street, San Pedro (Los Angeles County)</p>
<p>5-08-017-W Joshua Empson & Rachel Klauber-Speiden</p>	<p>Remodel and convert an existing 2,371 square foot, five unit apartment building to a 2,371 square foot single-family residential dwelling, with a two car attached garage.</p>	<p>638 Hill Street, Santa Monica (Los Angeles County)</p>
<p>5-08-018-W Samuel Jason, Trustee For Samuel Jason Trust</p>	<p>Remodel and addition to an existing single-family residence resulting in the construction of a two-story, 30-foot high (as measured from centerline of frontage road), 3,831 square-foot single-family residence, with a 274 square-foot, 2-car garage on a 9,540 square-foot lot.</p>	<p>653 Radcliffe, Pacific Palisades (Los Angeles County)</p>
<p>5-08-019-W David Walsh</p>	<p>Demolition of an existing 675 square foot single-family residence and detached garage, and construction of a 3,026 square foot, 25 foot high, single-family residence, with attached two car garage.</p>	<p>3434 South Leland Street, San Pedro (Los Angeles County)</p>
<p>5-08-022-W Lisa Firestone</p>	<p>Demolition of an existing 2,288 square foot, single-family residence and construction of a 4,093 square foot, 28-foot high, two-story with subterranean level, single-family residence, on a 4,699 square foot lot.</p>	<p>126 Hollister Ave., Santa Monica (Los Angeles County)</p>

<p>5-08-023-W Leonard & Suzan South</p>	<p>Demolition of an existing two-story duplex and garage and construction of a new three-story, 2,445 sq. ft. single-family residence and 440 sq. ft. attached two-car garage, front concrete patio, balcony, roof deck, and hardscape improvements including new 6' tall concrete block walls at side yards. Minor grading for soil re-compaction and site preparation is proposed. The maximum height of the residential structure will be 29 feet above finished grade. Minimal landscaping is proposed utilizing non-invasive low-water use plants.</p>	<p>125 Turquoise Ave., Newport Beach (Orange County)</p>
<p>5-08-030-W Charles Ladas</p>	<p>Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>1501 Calle Sacramento, San Clemente (Orange County)</p>
<p>5-08-033-W Taylor Browman</p>	<p>Conversion of two existing duplexes on two adjacent lots, located at 402 and 404 Dahlia Avenue into two, two-unit condominiums.</p>	<p>402 and 404 Dahlia Avenue, Newport Beach (Orange County)</p>
<p>5-08-038-W Linmor Land LLC, Attn: Tim Lindenfelser, Manager</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>2521 and 2521 1/2 First Avenue, Newport Beach (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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February 20, 2008

Sky View Designs
Attn: Greg Howell
20561 Suburbia Lane
Huntington Beach, CA 92646

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#: 5-07-410 **APPLICANT:** Valerie Gray

LOCATION: 13 Balboa Coves, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 2,540 square foot, two-story single-family residence with an attached 512 square foot two-car garage and a detached 328 square foot one-car garage. The proposed project includes: 1) an addition of 991 square feet to the existing 2nd floor; and 2) raising the existing rear-yard patio elevation. Post project the two-story, single-family residence will consist of 3,531 square feet with an attached 512 square foot two-car garage and a detached 328 square foot one-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.

RATIONALE: The subject site is a waterfront lot located between the sea and the first public road in the private gated community of Balboa Coves. The lot size is 6,534 square feet and is designated as residential low density in the City of Newport Beach Land Use Plan (LUP). The proposed project is an improvement that will result in an increase in internal floor area greater than ten (10) percent. 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 and recreation opportunities exist west of the project site at the Channel Place public park. 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 March 5-7, 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


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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February 19, 2008

Jack Garland, Architect
3551 Camino Mira Costa Suite H-I
San Clemente, CA 92672

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

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

WAIVER#: 5-08-010 **APPLICANT:** Bruce Wachtlek

LOCATION: 222 Trafalgar Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Replacement of a 283 sq. ft. first floor tile and stucco cantilevered deck on a two-story 2,077 sq. ft. single-family residence located on a coastal canyon lot. Deck replacement will consist of removing existing stucco at the underside of the first floor and at walls above the deck, framing repair, new deck joists and new guard rail. No grading, foundation work, or landscaping is proposed. No work will be conducted in the canyon area outside the footprint of the existing structure.

RATIONALE: The subject site is a coastal canyon 7,439 sq. ft. lot designated Residential Low (RL), single-family residential, in the San Clemente Land Use Plan (LUP). The proposed project consists of replacement of an existing first floor tile and stucco deck cantilevered 6' into Trafalgar Canyon (originally approved under CDP 5-98-106) which failed into the canyon due to rotting wood caused by water intrusion. The deck will be replaced as previously approved under 5-98-106, with the same stringline canyon setback requirements. No additional change in size and height of the guardrail is proposed that would result in further canyon ward encroachment. The source of the water intrusion that caused the deck failure will be located and repaired. Best management practices (BMPs) will be carried out during demolition and construction to protect coastal resources and water quality. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 5-7, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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February 19, 2008

Nicol Architecture Inc.
Attn: Tim Nicol
604 Vista Lane
Laguna Beach, CA 92651

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

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

WAIVER#: 5-08-011**APPLICANTS:** Richard Gordinier**LOCATION:** 19 N. Encino, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: The addition of a 761 square foot basement level, and the remodel and 99 square foot addition to the existing main level of an existing single family residence resulting in a 2,973 square foot, 18 feet high (measured from existing and finished grade) single family residence. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed project will provide a total of four parking spaces consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. Plans will incorporate all recommendations included within the approved soils engineering report. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 5-7, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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February 19, 2008

Ravi Sharma
Andrea Zee Corporation
1080 W. 31st Street
San Pedro, CA 90731

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

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

WAIVER# : 5-08-012

APPLICANT: Nasr Mohamed

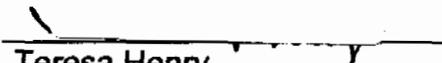
LOCATION: 2273 Warmouth Street, San Pedro

PROPOSED DEVELOPMENT: Addition of 727 square feet to the second floor of an existing 4,783 square foot two-story single-family residence.

RATIONALE: The proposed project is located on a coastal bluff and will not encroach further seaward than the existing building footprint. 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. The project 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 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 March 5-7, 2008 meeting. 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



February 19, 2008

Marshall Inniss
479 Ocean Ave., Suite C
Laguna Beach, CA 92561

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

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

WAIVER#: 5-08-034**APPLICANTS:** Mr. and Mrs. Rand Keast**LOCATION:** 16 S. Portola, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: The addition of a 104 square foot basement level mechanical room, and the remodel and 548 square foot addition to the existing main level of an existing single family residence resulting in a 1,646 square foot, 19 feet high (measured from existing and finished grade) single family residence. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed project will create a total of one new parking space and including the extended driveway the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 5-7, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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February 15, 2008

Vince De Artola
7020 S. Vermont Avenue
Los Angeles, CA 90044

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

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

WAIVER: 5-08-040

APPLICANT: Harold Stoultz

LOCATION: 2505 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Add a 39.5-foot high, one hundred square foot (10'x 10') stairway enclosure (roof access structure) onto an existing three-story, 35-foot high, 3,916 square foot duplex on a 2,520 square foot beach-fronting lot.

RATIONALE: The proposed project, which fronts the Venice Boardwalk and beach, has received an approval from the City of Los Angeles Planning Department (Case #DIR-2007-4861-VSO) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a height increase greater than ten percent of the existing building's height (Ca. Regs. Sec. 13253). The proposed one hundred square foot (10'x 10') stairway enclosure (roof access structure) is a structural component that can be permitted to exceed the 35-foot roof height limit for structures in the North Venice area. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The visual impact of the proposed addition is minimized because the proposed addition is set back sixty feet from the boardwalk that abuts the front of the project site. 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 **March 5, 2008 meeting in Carmel**. 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

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



February 20, 2008

Eric Justesen
4602 Hackett Avenue
Lakewood, CA 90713

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#: 5-07-282 **APPLICANT:** Eric Justesen

LOCATION: 97 Welcome Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing one-story mobile home and replace with a 308 square foot one-story manufactured home. 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 13-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 810 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 1st 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 March 5-7, 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



February 21, 2008

Johnson, Wen, Mulder & Associates
Attn: 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#: 5-07-391 **APPLICANT:** Brandon & Dorine Birtcher

LOCATION: 2581 Arbor Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 3,048 square foot single-family residence with an attached 606 square foot two-car garage. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 35 cubic yards of import for fill purposes. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 4,175 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot, but is located between the first public road (Coast Highway) and the sea. The subject site is located in the locked gate community of Bay Shores in the City of Newport Beach. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist upcoast adjacent to the Bayshores Community at the Balboa Bay Club. 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. Diverting storm drain runoff onto permeable areas 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 March 5-7, 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



February 15, 2008

Randy Mason
URS Cash & Associates
5772 Bolsa Avenue, #100
Huntington Beach, CA 92649

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#: 5-07-402

APPLICANT: Tahiti Harbor Ltd. and Los Angeles County Beaches and Harbors

LOCATION: 13900 Tahiti Way, Marina del Rey (Los Angeles County)

PROPOSED DEVELOPMENT: Replace all 211 deteriorating boat dock fingers and repair 20 fingers within an existing 235 boat slip anchorage. There will be no change to the number, size, or configuration of the existing boat slips.

RATIONALE: The proposed project will replace in-kind deteriorating slips with no loss on the number of existing slips or change in the distribution of slip size. All work will be done outside of the water, with the new fingers floated into place. Based on past studies and a field check there is no eel grass or caulerpa in the area. The County will ensure maintenance of the plastic floats. 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 March 5-7, 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



February 19, 2008

Aaron Clark
Ambruster and Goldsmith LLP
10940 Wilshire Blvd., Suite 2100
Los Angeles, CA 90024

**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#: 5-07-437

APPLICANT: Del Rey Fuel, LLC

LOCATION: 13800 Bora Bora Way, Marina del Rey (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of existing 11,431 square foot fuel dock facility and construction of a new 16,663 square foot fuel dock facility with new fuel delivery system, vessel pump-out station, bait pens, water taxi moorage, and 15 foot high, 1,900 square foot retail building.

RATIONALE: The proposed project will replace and upgrade the existing public fuel dock facility and will be consistent with the LCP's land use designation and 15 foot (as measured from the water) height restriction for all waterside development. The project will incorporate best management practices for on water fuel docks and pump-out facilities. All work will be done outside of the water, with the new docks floated into place. Based on past studies and a field check there is no eel grass or caulerpa in the area. 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 March 5-7, 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 Ocean Gate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



February 19, 2008

Craig D. Roth
235 Ocean Blvd., Unit B
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#: 5-07-450

APPLICANT: Charles K. Lee

LOCATION: 755 N. Lachman Lane, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story over basement level, 33-foot high (as measured from centerline of frontage road), 4,400 square-foot single-family residence, with a 501 square-foot, 2-car garage, swimming pool and spa on a 8,029 square-foot lot. The proposed project includes the import of 400 cubic yards of soil to accommodate the development.

RATIONALE: The proposed project, which is located approximately one 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 2007-5804-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 (3,017 square-feet of permeable area will be maintained on the 8,029 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 **March 5-7, 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



February 19, 2008

John Loomis
Thirtieth Street Architects, Inc.
2821 Newport Blvd.
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#: 5-07-452 **APPLICANT:** Roger Beistle

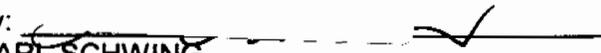
LOCATION: 211 38th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story single-family residence with detached garage and construction of a new three-story, 2,562 sq. ft. duplex and attached 683 sq. ft. two-car garage and two-car carport; front patio, balcony, roof deck, and hardscape improvements including new fence at side yards. Minor grading for soil re-compaction and site preparation is proposed. The maximum height of the residential structure will be 29 feet above finished grade. Minimal planter landscaping is proposed utilizing non-invasive low-water use plants.

RATIONALE: The subject site is a 2,384 square foot inland lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) on the Balboa Peninsula. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. The proposed project results in a 55% increase in permeable area with side yards and front patio constructed with brick pavers on crushed aggregate. Drainage will be directed to catch basins throughout the site and drained by underground drain pipe into a trench drain at the end of the driveway running the length of the property. Public coastal access is available 150 ft. east of the site at Rivo Alto Canal and approximately 700 feet southwest of the site at Balboa Beach. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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



February 20, 2008

John T. Morgan, Architect
18682 Beachmont Avenue
North Tustin, CA 92705

**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#: 5-07-458 **APPLICANT:** John Hancock

LOCATION: 1206 West Bay Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 3,400 square foot single-family residence with an attached 546 square foot two-car garage on a bulkheaded lot. The maximum height of the residential structure will be 25-feet above existing grade. Grading will consist of 475 cubic yards for recompaction purposes, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work to the existing bulkhead is proposed.

RATIONALE: The subject site is located on bayfront bulkheaded lots approximately 3,842 square feet in total 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 approximately 50-feet east of the project site at the 12th Street, street end. 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 March 5-7, 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



February 20, 2008

Brent Sears Architect
203 Argonne Avenue, Suite B-210
Long Beach, CA 90803

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#: 5-08-001 **APPLICANT:** Steve & Susan Novak

LOCATION: 240 16th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,854 square foot, three-story single-family residence with an attached 632 square foot three-car garage. The maximum height of the structure will be 25-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.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 3,750 square feet and is designated as residential medium density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of Dolphin 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 March 5-7, 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



February 19, 2008

Jure Sestich
1668 W. 14th Street
San Pedro, CA 90732

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#: 5-08-007**APPLICANT:** Lance Chor**LOCATION:** 3459 S. Leland Street, San Pedro**PROPOSED DEVELOPMENT:** Demolition of an existing 1,012 square foot single-family residence and construction of a 3,748 square foot, 26 foot high, single-family residence, with 2,068 square foot subterranean four car garage and storage area.**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 March 7-8, 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



February 19, 2008

Tryggvi Thorsteinnson
2324 Michigan Avenue
Santa Monica, CA 90404

**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#: 5-08-017

APPLICANT: Rachel Klauber-Speiden

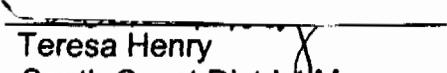
LOCATION: 638 Hill Street, Santa Monica

PROPOSED DEVELOPMENT: Remodel and convert an existing 2,371 square foot, five unit apartment building to a 2,371 square foot single-family residential dwelling, with a two car attached garage.

RATIONALE: The proposed project is located approximately six blocks from the beach and within a developed residential neighborhood, zoned OP2 (Low Multiple Family). The project will reduce the number of units on-site by four units, whereby reducing the parking demand by eight parking spaces (based on Commission's current parking requirements). The project is consistent with the character of the surrounding area. The development will incorporate best management practices by directing runoff to landscape/permeable areas and 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 March 5-7, 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



February 19, 2008

Samuel J. Jason
P.O. Box 1622
Pacific Palisades, CA 90272

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#: 5-08-018

APPLICANT: Samuel J. Jason of the Samuel J. Jason Trust

LOCATION: 653 N. Radcliffe Avenue, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing single-family residence resulting in the construction of a two-story, 30-foot high (as measured from centerline of frontage road), 3,831 square-foot single-family residence, with a 274 square-foot, 2-car garage on a 9,540 square-foot lot.

RATIONALE: The proposed project, which is located approximately ½ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2008-149-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (5,229 square-feet of permeable area will be maintained on the 9,540 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The landscaping plan will not incorporate any exotic or invasive plant species. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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



February 19, 2008

Ernie Perez
1496 W. 3rd Street
San Pedro, CA 90732

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#: 5-08-19

APPLICANT: David Walsh

LOCATION: 3434 S. Leland Street, San Pedro

PROPOSED DEVELOPMENT: Demolition of an existing 675 square foot single-family residence and detached garage, and construction of a 3,026 square foot, 25 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 March 5-7, 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



February 19, 2008

Warren Techentin
201 S. Santa Fe Avenue, Unit #102
Los Angeles, CA 90012

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: #5-08-022

APPLICANT: Lisa Firestone

LOCATION: 126 Holister, Santa Monica

PROPOSED DEVELOPMENT: Demolition of an existing 2,288 square foot, single-family residence and construction of a 4,093 square foot, 28-foot high, two-story with subterranean level, single-family residence, on a 4,699 square foot lot.

RATIONALE: The proposed project is located within the first block 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 March 5-7, 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
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February 19, 2008

Ian J.N. Harrison, Architect
3535 East Coast Hwy #301
Corona del Mar, CA 92625

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

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

WAIVER#: 5-08-023 **APPLICANT:** Leonard and Sue South

LOCATION: 125 Turquoise Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story duplex and garage and construction of a new three-story, 2,445 sq. ft. single-family residence and 440 sq. ft. attached two-car garage, front concrete patio, balcony, roof deck, and hardscape improvements including new 6' tall concrete block walls at side yards. Minor grading for soil re-compaction and site preparation is proposed. The maximum height of the residential structure will be 29 feet above finished grade. Minimal landscaping is proposed utilizing non-invasive low-water use plants.

RATIONALE: The subject site is a 2,550 square foot inland lot on Balboa Island designated high density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project 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. Water quality best management practices are proposed during and after construction. The drainage system is designed to retain concentrated and surface sheet flow water within the site. Drainage swales direct surface sheet flow toward planters and surface area drains and downspouts are directed to an underground drainage system which drains to the front of the lot. Public coastal access is available approximately 350 feet south of the site at the Turquoise Ave. terminus. 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 **March 5-7, 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



February 19, 2008

Charles Ladas
1501 Calle Sacramento
San Clemente, CA 92672

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

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

WAIVER#: 5-08-030**APPLICANT:** Charles Ladas**LOCATION:** 1501 Calle Sacramento, San Clemente, Orange County**PROPOSED DEVELOPMENT:** Conversion of an existing duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

RATIONALE: The subject site is 4,500 square foot inland lot designated Residential Medium Density (RM) in the certified City of San Clemente Land Use Plan (LUP). The proposed development consists of a conversion of a duplex into two (2) condominium units as approved by the City of San Clemente Tentative Parcel Map 2006-303. Authorization for construction of any new single or two-family residences on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission in 1982. However, the subdivision of land is not allowed under Categorical Exclusion E-82-1, therefore Commission approval is necessary. The proposed development meets the Commission's typically applied parking requirement of two parking spaces (tandem) 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 **March 5-7, 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
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February 19, 2008

Linmor Land LLC, Tim Lindenfelser, Manager
44 Pelican Point Drive
Newport Coast, CA 92657

**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#: 5-08-038 **APPLICANT:** Linmor Land LLC

LOCATION: 2521 and 2521 ½ First Avenue, Corona del Mar, 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 3,540 sq. ft. inland lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed development consists of a conversion of an existing duplex into two (2) condominium units as approved by the City of Newport Beach Tentative Parcel Map No. 2007-170. 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 **March 5-7, 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