

CALIFORNIA COASTAL COMMISSION

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

**W-14****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 9, 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 **April 9, 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. 5-07-351-W Nancy Evans (Newport Beach, Orange County)
2. 5-08-020-W Michael & Linda Mussallem (Laguna Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-07-349-W City Of Newport Beach Public Works Department, Attn: Thomas Sandcfur, P.E. (Newport Beach, Orange County)
2. 5-07-456-W Robert & Susan Mackston (Pacific Palisades, Los Angeles County)
3. 5-08-009-W David Kramer (Venice, Los Angeles County)
4. 5-08-021-W Bradley & Eleana Keding (Venice, Los Angeles County)
5. 5-08-035-W City Of San Clemente Department Of Beaches, Parks & Recreation, Attn: Tim Shaw, Senior Park Planner (San Clemente, Orange County)
6. 5-08-037-W James S Riley (Newport Beach, Orange County)
7. 5-08-041-W Julio And Angeles Garcia (Hermosa Beach, Los Angeles County)
8. 5-08-042-W Dan Davidson (Newport Beach, Orange County)
9. 5-08-043-W John & Shannon Wadsworth (Newport Beach, Orange County)
10. 5-08-045-W Chuck Van Cleve, President of T V C Associates, inc (Newport Beach, Orange County)
11. 5-08-046-W Bay Shore Bowl, Attn: Simon Shearer (Santa Monica, Los Angeles County)
12. 5-08-054-W Titan Avocado Developers, LLC (Newport Beach, Orange County)
13. 5-08-059-W Jim & Gale Gerrard (San Clemente, Orange County)
14. 5-08-063-W Evan Braun, Attn: Evan Braun (Venice, Los Angeles County)
15. 5-08-065-W City Of Long Beach, Attn: Mark Sandoval (Long Beach, Los Angeles County)
16. 5-08-066-W City Of Long Beach, Attn: Mark Sandoval (Long Beach, Los Angeles County)
17. 5-08-067-W City Of Long Beach, Attn: Mark Sandoval (Long Beach, Los Angeles County)
18. 5-08-071-W John & Diane Wentzel (San Clemente, Orange County)
19. 5-08-073-W Edith Zsigmoud (Pacific Palisades, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-05-236-A1 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)

TOTAL OF 22 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>
5-07-351-W Nancy Evans	Demolition of an existing 240 square foot, detached, single car garage and storage area, and remodel of and addition of 80 square feet to the first floor of an existing, two story, 22 feet high, single family residence and construction of a new 485 square foot, attached two car garage. Resultant single family residence will be 1,950 square feet including the proposed attached garage. No change to height is proposed.	400 38th Street, Newport Beach (Orange County)
5-08-020-W Michael & Linda Mussallem	The addition and remodel to the existing main level of a single family residence resulting in a 2,710 square foot, 18 feet high (measured from existing and finished grade) single family residence. The proposed development includes the conversion of a dining room into a covered outdoor area and demolition of a conversation pit, both located on the seaward side of the existing house. Small additions to the landward side of the house, new windows, doors siding, and interior renovations are also included in the project. 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.	110 So. La Senda, Laguna Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p>5-07-349-W City Of Newport Beach Public Works Department, Attn: Thomas Sandefur, P.E.</p>	<p>The project will seismically retrofit the Jamboree Road bridges (both the northbound and southbound structure) that crosses over San Diego Creek and will include work within the roadway of Jamboree Road, at the abutments, and at the top of the piles supporting the bridges. Grading will consist of 250 cubic yards of cut and 250 cubic yards of export to a location outside of the Coastal Zone. The adjacent bike trails will be temporarily impacted up to five hours per day as they are proposed to be used for equipment access and transporting construction materials. The equipment staging and construction materials storage area is proposed to be located at the end of Bayview Way. The project will also include the following work: 1) construction of concrete in-fill walls between the piles at Bents 3, 4, and 5 on the southbound bridge; and 2) construction of shear bolsters and in-fill walls at the abutments on both bridges. Construction of bent in-fill walls may require work within the San Diego Creek Channel bed to install support posts for temporary work platforms. It has been determined that the resulting project will not impact biological resources. The project will take approximately 20 days.</p>	<p>Jamboree Road (bridge) over San Diego Creek, Newport Beach (Orange County)</p>
<p>5-07-456-W Robert & Susan Mackston</p>	<p>Demolition of an existing single-family residence and construction of a two-story, 32-foot high (as measured from centerline of frontage road), 5,789 square-foot single-family residence with a 478 square-foot, 2-car garage, swimming pool and loggia on an 11,235 square-foot lot. The proposed project includes the export of 272 cubic yards of soil to accommodate the development.</p>	<p>15045 Corona Del Mar, Pacific Palisades (Los Angeles County)</p>
<p>5-08-009-W David Kramer</p>	<p>Demolition of a one-story accessory structure, and construction of a three-level, thirty-foot high, 2,920 square foot single-family residence on the rear half of a 5,195 square foot lot with an existing one-story, 720 square foot single-family residence. Five on-site parking spaces are provided for the two resulting residential units.</p>	<p>614 Brooks Avenue, Venice (Los Angeles County)</p>
<p>5-08-021-W Bradley & Elcana Keding</p>	<p>Demolition of a detached garage and a one-story accessory structure, and construction of a two-story, 25-foot high (with one 33.5-foot high roof access structure), 2,570 square foot single-family residence with an attached two-car garage on the rear half of a 5,800 square foot lot with an existing one-story, 716 square foot single-family residence and detached garage. Four on-site parking spaces are provided for the two resulting residential units.</p>	<p>707 E. Flower Avenue, Venice (Los Angeles County)</p>
<p>5-08-035-W City Of San Clemente Department Of Beaches, Parks & Recreation, Attn: Tim Shaw Senior Park</p>	<p>Construction of 51 interlocking timber steps from Park Semper Fi, a pocket park on a knoll leading down a slope (approximately 100 feet) to Parque del Mar and the public beach and two max 3 feet tall 6x6 timber walls at existing benches at the top and midpoint of the slope. The timber steps would be constructed from 6x6 feet treated timber with compacted decomposed granite surface between timbers. No grading or landscaping is proposed.</p>	<p>106 Alameda Lane, San Clemente (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-08-037-W	Demolition of an existing detached two-car garage and construction of a new 692 square foot detached two-car garage with a 692 square-foot "granny unit" above associated with an existing single-family residence. One (1) additional uncovered parking space is proposed in addition to the two (2) parking spaces in the new garage for a total of three (3) parking spaces post project. No work is proposed to the existing residential structure. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	1324 East Balboa Boulevard., Newport Beach (Orange County)
James S Riley		
5-08-041-W	Demolition of an existing single family residence and construction of a new 1,894 square foot, 27 foot high, two-story single family residence over basement level, with a roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, excess runoff will be directed to the public storm drain system. No grading is proposed as a part of this project.	1504 Monterey Blvd., Hermosa Beach (Los Angeles County)
Julio And Angeles Garcia		
5-08-042-W	Demolition of an existing single-story single-family residence and garage and construction of a new 7,052 sq. ft., 29' tall, three-story single-family residence with attached 1,933 sq. ft. 3-car garage, a 77 sq. ft. balcony and 276 sq. ft. roof deck including grading consisting of 550 cu. yds. of cut and 65 cu. yds. fill for basement excavation and soil compaction. Surface area drains and downspouts will be directed to an underground perforated pipe drainage system for on-site infiltration which drains toward the front of the lot. Landscaping consists of drought tolerant non-invasive plants such as trailing lantana, California rose, true myrtle, coffeeberry, Mexican bush sage and peppermint tree.	238 Evening Canyon, Newport Beach (Orange County)
Dan Davidson		
5-08-043-W	Demolition of an existing two-story single-family residence and garage and construction of a new 3,665 sq. ft., 29' tall, three-story single-family residence with attached 537 sq. ft. 2-car garage, a 143 sq. ft. balcony and 348 sq. ft. roof deck including grading consisting of 360 cu. yds. of cut and fill for soil compaction and site preparation. Drainage is designed to retain concentrated and surface sheet flow within the site. Surface area drains and downspouts will be directed to an underground drainage system which drains toward the rear of the lot but is perforated for on-site infiltration. The rear side of the lot will be directed to French drains prior to draining to alley. Landscaping consists of drought tolerant non-invasive plants such as Australian tea tree, California Bay tree, shoe-string acacia, rosemary, lavender, bougainvillea, heavenly bamboo, Mexican tulip poppy and fern leaf yarrow.	419 Belvue Lane, Newport Beach (Orange County)
John & Shannon Wadsworth		
5-08-045-W	Demolition of an existing single family residence and detached garage and construction of a new 2,339 square foot, two story, 24 feet high at midpoint and 29 feet high at maximum point, single family residence with an attached, 381 square foot, two car garage and a 495 square foot roof deck.	211 Coral Avenue, Newport Beach (Orange County)
Chuck Van Cleve, President of T V C Associates, inc		

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-046-W Bay Shore Bowl, Attn: Simon Shearer</p>	<p>Renovation of an existing 20,049 square foot (24 lanes) bowling center and addition of 5,073 square feet and six new lanes.</p>	<p>234 Pico Boulevard, Santa Monica (Los Angeles County)</p>
<p>5-08-054-W Titan Avocado Developers, LLC</p>	<p>Conversion of a duplex on one lot into two (2) condominium units. The duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No new construction or remodeling is proposed.</p>	<p>600 Avocado, Newport Beach (Orange County)</p>
<p>5-08-059-W Jim & Gale Gerrard</p>	<p>Construction of a free standing 22' 6" long x 11' 3" wide aluma-wood patio cover, a new steel gate and 8' long 6' tall cmu wall front (north facing) screen wall, 36' long 6' tall cmu wall and a 16' long 4' tall cmu wall along the west property line. No improvements to the interior of the mobile home unit or to landscaping are proposed.</p>	<p>1880 N El Camino Real Space 70, San Clemente (Orange County)</p>
<p>5-08-063-W Evan Braun, Attn: Evan Braun</p>	<p>Demolition of a detached one-car garage, and construction of a two-story, 24.5-foot high, 1,731 square foot single-family residence on the rear half of a 5,200 square foot lot with an existing one-story, 908 square foot single-family residence (being remodeled). Five on-site parking spaces are provided for the two resulting residential units.</p>	<p>326 Brooks Avenue, Venice (Los Angeles County)</p>
<p>5-08-065-W City Of Long Beach, Attn: Mark Sandoval</p>	<p>Excavate and remove one 500-gallon underground storage tank (formerly used to store waste oil) and fence enclosure from the marina public parking lot. The excavation hole (approx. 8' x 6') will be backfilled with clean soil and gravel, compacted, and resurfaced with asphalt. The tank and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.</p>	<p>235 Marina Drive, Long Beach (Los Angeles County)</p>
<p>5-08-066-W City Of Long Beach, Attn: Mark Sandoval</p>	<p>Excavate and remove two underground fuel storage tanks (one 4,000 gallon diesel tank and one 2,000 gallon gasoline tank), two fuel dispensers, related piping, and any contaminated soils from the beach maintenance yard located next to Belmont Shore Pool. The fuel tanks, dispensers, pipes and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.</p>	<p>4320 Olympic Plaza, Long Beach (Los Angeles County)</p>
<p>5-08-067-W City Of Long Beach, Attn: Mark Sandoval</p>	<p>Excavate and remove one 500-gallon underground storage tank (formerly used to store waste oil) and fence enclosure from the marina public parking lot. The excavation hole (approx. 8' x 6') will be backfilled with clean soil and gravel, compacted, and resurfaced with asphalt. The tank and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.</p>	<p>300 E Shoreline Drive (Downtown Marina), Long Beach (Los Angeles County)</p>

5-08-071-W John & Diane Wentzel	Construction of a new 4,886 sq. ft., 24' 10" high, three-story single-family residence with a 806 sq. ft. unfinished basement, attached 808 square foot three-car garage, landscape and hardscape improvements on a vacant 8,164 sq. ft. lot. Approximately 300 cubic yards of grading is proposed for the proposed unfinished basement and site preparation. Surface runoff will be directed to landscaped areas where feasible.	231 Calle Campesino, San Clemente (Orange County)
5-08-073-W Edith Zsigmond	Demolition of an existing single-family residence and construction of a two-story, 32-foot high (as measured from centerline of frontage road), 4,155 square-foot single-family residence, with a 420 square-foot, 2-car garage, roof deck and swimming pool on a 6,882 square-foot lot. No grading is proposed as a part of the project.	17050 Livorno Drive, 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>
5-05-236-A1 Palisades Landmark, Llc	<p>The amendment proposes minor revisions to the approved building footprints of all eight buildings and a reduction in the total number of condominium units to 54. The proposed change in building footprints would result in an increased footprint for five of the eight buildings and in a footprint reduction for the remaining three, resulting in a net loss of 1,578 square feet when the footprint changes for all eight buildings are combined. The change in building footprints will result in an increased width for the central viewshed through the property, and no viewsheds will be decreased in size by the proposed changes.</p> <p>The underlying permit for this development has yet to be issued.</p>	17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)

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March 24, 2008

Kevin Waters, Architect
24453 Stonechat Ct.
Valencia, CA 91355

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# : 5-07-351**APPLICANT:** Nancy Evans**LOCATION:** 400 38th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing 240 square foot, detached, single car garage and storage area, and remodel of and addition of 80 square feet to the first floor of an existing, two story, 22 feet high, single family residence and construction of a new 485 square foot, attached two car garage. Resultant single family residence will be 1,950 square feet including the proposed attached garage. No change to height is proposed.

RATIONALE: The subject site fronts on the Rialto channel in Newport Harbor. The lot is 3,000 square feet and is land use designated Medium Density Residential in the City's certified Land Use Plan. The proposed project will provide two parking spaces consistent with the Commission's parking standard. Public coastal access exists adjacent to the subject site at the Marcus Avenue street end and at the sandy public beach along the Balboa Peninsula (approximately ¼ mile south). The project proposes to install downspouts from the new roof area with discharge directed into planter areas. 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 **April 9-11, 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: _____
js Karl Schwing
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071



March 25, 2008

Kirk Saunders Architect
1295 Glenneyre Street
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#: 5-08-020**APPLICANTS:** Michael and Linda Mussallem**LOCATION:** 110 S. La Senda, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: The addition and remodel to the existing main level of a single family residence resulting in a 2,710 square foot, 18 feet high (measured from existing and finished grade) single family residence. The proposed development includes the conversion of a dining room into a covered outdoor area and demolition of a conversation pit, both located on the seaward side of the existing house. Small additions to the landward side of the house, new windows, doors, siding, and interior renovations are also included in the project. 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 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 result in a reduction of livable space, and a landward retreat of the existing development. The existing dining room and conversation pit proposed to be converted/removed were previously approved under CDP #P-6832. 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 not change the existing two on-site parking spaces, the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 9-11, 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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March 25, 2008

LSA Associates
Attn: King Thomas
20 Executive Park, Suite 200
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#: 5-07-349 **APPLICANT:** City of Newport Beach Public Works Department

LOCATION: Jamboree Road (bridges) over San Diego Creek, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: The project will seismically retrofit the Jamboree Road bridges (both the northbound and southbound structure) that crosses over San Diego Creek and will include work within the roadway of Jamboree Road, at the abutments, and at the top of the piles supporting the bridges. Grading will consist of 250 cubic yards of cut and 250 cubic yards of export to a location outside of the Coastal Zone. The adjacent bike trails will be temporarily impacted up to five hours per day as they are proposed to be used for equipment access and transporting construction materials. The equipment staging and construction materials storage area is proposed to be located at the end of Bayview Way. The project will also include the following work: 1) construction of concrete in-fill walls between the piles at Bents 3, 4 and 5 on the southbound bridge; and 2) construction of shear bolsters and in-fill walls at the abutments on both bridges. Construction of bent in-fill walls may require work within the San Diego Creek Channel bed to install support posts for temporary work platforms. It has been determined that the resulting project will not impact biological resources. The project will take approximately 20 days.

RATIONALE: The subject site is located between the first public road and the sea. The project will be constructed in order that traffic will be better served. The proposed project will not create any adverse impacts on existing public access in the area. Public access to the creek is available adjacent to the bridges. 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 April 9-11, 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

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(562) 590-5071



March 24, 2008

Ward, Jewell and Associates
10956½ Weyborn Ave.
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#: 5-07-456

APPLICANT: Robery and Susan Mackston

LOCATION: 15045 Corona del Mar, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 32-foot high (as measured from centerline of frontage road), 5,789 square-foot single-family residence, with a 478 square-foot, 2-car garage, swimming pool and loggia on an 11,235 square-foot lot. The proposed project includes the export of 272 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 2007-5778-AIC-MEL) and is consistent with the RE11-1 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 (7,571 square-feet of permeable area will be maintained on the 11,325 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 **April 9-11, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Gary Timm
Coastal Program Manager

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(562) 590-5071



March 20, 2008

Emil Mertzel, Looking Glass Architecture
155 W. Washington Boulevard, #1112
Los Angeles, CA 90015

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

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

WAIVER: 5-08-009**APPLICANT:** David Kramer**LOCATION:** 614 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story accessory structure, and construction of a three-level, thirty-foot high, 2,920 square foot single-family residence on the rear half of a 5,195 square foot lot with an existing one-story, 720 square foot single-family residence. Five on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2007-5833, 12/18/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice, and the resulting two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (five spaces). Vehicular access for the new residence is provided only 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 (3,014 square feet of permeable landscaped area will be maintained on the 5,195 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 20, 2008

Peter Fergin, Padesign
800 Indiana Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-021**APPLICANTS:** Bradley & Eleana Keding**LOCATION:** 707-709 Flower Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached garage and a one-story accessory structure, and construction of a two-story, 25-foot high (with one 33.5-foot high roof access structure), 2,570 square foot single-family residence with an attached two-car garage on the rear half of a 5,800 square foot lot with an existing one-story, 716 square foot single-family residence and detached garage. Four on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-48-VSO, 1/7/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two residential units conform to the Commission's density limit for the site. The proposed project conforms with the Commission's 25-foot height limit for structures with flat roofs in the Oakwood area of Venice (a one hundred square foot roof access structure is part of a structure that can be permitted to exceed the roof height limit). Adequate on-site parking is provided (four spaces). Vehicular access for the new residence is provided only 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 (2,411 square feet of permeable landscaped area will be maintained on the 5,800 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 25, 2008

City of San Clemente
Beaches, Parks and Recreation Department
100 North Calle Seville
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#: 5-08-035 **APPLICANT:** City of San Clemente, Beaches, Parks & Recreation Dept.

LOCATION: 106 Alameda Lane, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Construction of 51 interlocking timber steps from Park Semper Fi, a pocket park on a knoll leading down a slope (approximately 100 feet) to Parque del Mar and the public beach and two max 3 feet tall 6x6 timber walls at existing benches at the top and midpoint of the slope. The timber steps would be constructed from 6x6 feet treated timber with compacted decomposed granite surface between timbers. No grading or landscaping is proposed.

RATIONALE: The subject site is Park Semper Fi, designated as Mixed Use 4.2-p-a in the City of San Clemente Land Use Plan (LUP) and in the Pier Bowl Specific Plan. The lot is located on a knoll adjacent to a coastal bluff and a public beach between the first public road and the sea. The proposed project would improve access from the public park at the top of the knoll with the construction of timber steps on an existing path currently used to descend down the slope to Parque del Mar and the public beach approximately 60 yards from the site. The proposed project will not impact native vegetation. Parking will not be impacted during construction. The proposed development is highly visible from the public beach but 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 **April 9-11, 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: _____
for 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



March 25, 2008

James F. Carlson
2300 Cliff Drive
Newport Beach, CA 92663

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

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

WAIVER#: 5-08-037 **APPLICANT:** James S. Riley

LOCATION: 1324 East Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing detached two-car garage and construction of a new 692 square foot detached two-car garage with a 692 square-foot "granny unit" above associated with an existing single-family residence. One (1) additional uncovered parking space is proposed in addition to the two (2) parking spaces in the new garage for a total of three (3) parking spaces post project. No work is proposed to the existing residential structure. 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 6,539 square feet and is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). The subject site is located between the sea and the first public road on a bayfront lot on the Balboa Peninsula. The proposed project conforms to the Commission's parking requirement and is designed to be compatible with the character of the surrounding development. Public access exists adjacent to the site at the end of "F" Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their April 9-11, 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



March 24, 2008

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

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

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

WAIVER#: 5-08-041

APPLICANT: Julio and Angeles Garcia

LOCATION: 1504 Monterey, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new 1,894 square foot, 27 foot high, two-story single family residence over basement level, with a roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Roof water run-off will be conducted through gutters and downspouts into landscaped areas, excess runoff will be directed to the public storm drain system. No grading is proposed as a part of this project.

RATIONALE: The proposed project site is not located between the first public road and the sea. The subject site is located approximately ¼ mile inland from the beach on a 1,250 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 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-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 **April 9-11, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Gary Timm Y
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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



March 25, 2008

Eric Trabert
9521 Irvine Center Dr
Irvine, CA 92618

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#: 5-08-042 **APPLICANT:** Dan Davidson

LOCATION: 238 Evening Canyon, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-story single-family residence and garage and construction of a new 7,052 sq. ft., 29' tall, three-story single-family residence with attached 1,933 sq. ft. 3-car garage, a 77 sq. ft. balcony and 276 sq. ft. roof deck including grading consisting of 550 cu. yds. of cut and 65 cu. yds. fill for basement excavation and soil compaction. Surface area drains and downspouts will be directed to an underground perforated pipe drainage system for on-site infiltration which drains toward the front of the lot. Landscaping consists of drought tolerant non-invasive plants such as trailing lantana, California rose, true myrtle, coffeeberry, Mexican bush sage and peppermint tree.

RATIONALE: The subject site is an 8,249 sq. ft. inland lot designated as low density residential (estate) in the City of Newport Beach Land Use Plan (LUP). The proposed three parking spaces exceed the Commission's parking requirement (two spaces per residential unit). Drainage is designed to retain concentrated and surface sheet flow within the site. Surface area drains and downspouts will be directed to an underground drainage system which drains toward the front of the lot (streetside) but is perforated for on-site infiltration. Public coastal access is available to the beach approximately ½ a mile southwest of the site at Ocean Blvd and Orchid Ave. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; and will not prejudice the City's ability to prepare a Certified Local Coastal Program. As proposed the project 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 **April 9-11, 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



March 25, 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#: 5-08-043

APPLICANT: John and Shannon Wadsworth

LOCATION: 419 Belvue Lane, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and garage and construction of a new 3,665 sq. ft., 29' tall, three-story single-family residence with attached 537 sq. ft. 2-car garage, a 143 sq. ft. balcony and 348 sq. ft. roof deck including grading consisting of 360 cu. yds. of cut and fill for soil compaction and site preparation. Drainage is designed to retain concentrated and surface sheet flow within the site. Surface area drains and downspouts will be directed to an underground drainage system which drains toward the rear of the lot but is perforated for on-site infiltration. The rear side of the lot will be directed to French drains prior to draining to alley. Landscaping consists of drought tolerant non-invasive plants such as Australian tea tree, California Bay tree, shoe-string acacia, rosemary, lavender, bougainvillea, heavenly bamboo, Mexican tulip poppy and fern leaf yarrow.

RATIONALE: The subject site is a 4,000 sq. ft. inland lot between the first public road and the sea on the Balboa Peninsula and is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). The proposed four parking spaces exceed the Commission's parking requirement (two spaces per residential unit). Public coastal access is available to the beach approximately 1,000 ft. south of the site and to the bay 550 feet north of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; and will not prejudice the City's ability to prepare a Certified Local Coastal Program. As proposed the project 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 **April 9-11, 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: _____
for **KARL** _____
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

March 24, 2008



John T. Morgan, Jr. – Architect
18682 Beachmont Avenue
N. 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#: 5-08-045

APPLICANT: Chuck Van Cleve, Pres. TVC Assoc., Inc.

LOCATION: 211 Coral Avenue, Balboa Island, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and detached garage and construction of a new 2,339 square foot, two story, 24 feet high at midpoint and 29 feet high at maximum point, single family residence with an attached, 381square foot, two car garage and a 495 square foot roof deck.

RATIONALE: The subject site is a 2,550 square foot, interior lot designated High Density Residential. Public coastal access exists along the public walkway that rings Balboa Island. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under **Categorical Exclusion E-77-5**, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Adequate measures to address water quality have been incorporated into the project design including directing drainage to vegetated areas and to two percolation pits. In addition, roof drainage will be directed, via downspouts, to planting pockets. A continuous bottomless trench drain will also be constructed across the garage door opening. The proposed project will provide two parking spaces consistent with the Commission's parking standard of two spaces per residential unit. 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 **April 9-11, 2008** 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


Karri Schwirg
Orange County Area Supervisor

cc: Commissioners/File.5-08-045 TVC Bal Isl wdrd dw 4.08 mv

CALIFORNIA COASTAL COMMISSION

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



March 21, 2008

Douglas Teiger
Abramson Teiger Architects
Culver City, CA 90232

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#: 5-08-046

APPLICANT: Simon Shearer. Bay Shore Bowl

LOCATION: 234 Pico Boulevard, Santa Monica

PROPOSED DEVELOPMENT: Renovation of an existing 20,049 square foot (24 lanes) bowling center and addition of 5,073 square feet and six new lanes.

RATIONALE: The existing bowling center is located approximately three blocks from the beach in the Ocean Park area of Santa Monica. The center was constructed in the 1950's with a parking requirement of twenty-two on-site parking spaces. The City's current parking standard is two spaces per lane, plus 50% of required commercial uses, such as restaurant space. The Commission's standard is five spaces per lane. The proposed project will include 37 parking spaces for a total of 59 parking spaces to support the existing and new space, exceeding the City's and Commission's parking requirements for the six new lanes. 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 April 9-11, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Gary Timm
SOUTH COAST DISTRICT MANAGER

CALIFORNIA COASTAL COMMISSION

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



March 25, 2008

Titan Avocado Developers, LLC
610 Newport Center Drive, Suite 840
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#: 5-08-054

APPLICANT: Titan Avocado Developers, LLC

LOCATION: 600 Avocado, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a duplex on one lot into two (2) condominium units. The duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No new construction or remodeling is proposed.

RATIONALE: The subject site is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. The proposed development consists of a conversion of a duplex into two (2) condominium units. The subdivision of land is not allowed under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977, therefore Commission approval is necessary. The proposed project conforms to the Commission's parking requirement of two (2) parking spaces per residential unit. The project complies with the City of Newport Beach's affordable housing requirements. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their April 9-11, 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



March 25, 2008

Robert Orr, Big Red Contractors
12576 Third Street
Yucaipa, CA 92399

**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#: 5-08-059

APPLICANT: Jim and Gale Gerrard

LOCATION: 1880 N El Camino Real Unit #70, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Construction of a free standing 22' 6" long x 11' 3" wide aluma-wood patio cover, a new steel gate and 8' long 6' tall cmu wall front (north facing) screen wall, 36' long 6' tall cmu wall and a 16' long 4' tall cmu wall along the west property line. No improvements to the interior of the mobile home unit or to landscaping are proposed.

RATIONALE: The subject mobile home is situated on leased land in the Capistrano Shores Mobile Home Park between the first public road and the sea and seaward of the OCTA railroad tracks. The lot comprising the mobile home park is a non-conforming use along a stretch of beach with 98 mobile homes developed parallel to the shoreline and is designated OS2 Privately Owned Open Space (intended for open space – no formal easement) in the City of San Clemente Land Use Plan (LUP). A rock revetment protects the 98 mobile home units at this site from direct wave attack. Public coastal access is available approximately half a mile south from the two adjacent units at the North Beach access point. The proposed addition of accessory structures including a patio cover, western property line wall and development meet City standards and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Although the mobile home park is inconsistent with the land use designation in the City's Certified Land Use Plan, the proposed development will not change the use of the site or substantially extend the life of the existing mobile home park. The proposed project is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **April 9-11, 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



March 20, 2008

Evan Braun, Evan Braun Design
P.O. Box 144
Venice, CA 90294

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: 5-08-063**APPLICANT:** Evan Braun**LOCATION:** 326 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage, and construction of a two-story, 24.5-foot high, 1,731 square foot single-family residence on the rear half of a 5,200 square foot lot with an existing one-story, 908 square foot single-family residence (being remodeled). Five on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-130, 1/14/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice, and the resulting two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (five spaces). Vehicular access is provided only from Brooks Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,320 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

March 21, 2008



Mark Sandoval, Long Beach Dept. of Parks, Recreation & Marine
205 Marina Drive
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: 5-08-065 **APPLICANT:** City of Long Beach Dept. of Parks, Recreation & Marine

LOCATION: 235 Marina Drive (Alamitos Bay Marina), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Excavate and remove one 500-gallon underground storage tank (formerly used to store waste oil) and fence enclosure from the marina public parking lot. The excavation hole (approx. 8'x 6') will be backfilled with clean soil and gravel, compacted, and resurfaced with asphalt. The tank and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.

RATIONALE: The project site is in a paved public parking lot situated on State Tidelands that are administered by the City of Long Beach. The underground oil tank must be removed as soon as possible because it represents a potential hazard to the environment. The proposed project has been reviewed and approved by the City of Long Beach Department of Parks, Recreation and Marine, the City of Long Beach Fire Department, and the City Planning Department. The tank will be cleaned at the site prior to removal using water, detergent and a vacuum truck. No discharges of any kind are proposed or approved. Appropriate Best Management Practices (BMPs) will be implemented in order to prevent any adverse impacts to water quality, including the use of temporary containment dikes constructed around the work area with sand bags and heavy duty plastic sheeting. Commencement of the project, expected to occur in April 2008, will be postponed in the event of possible rainy weather. The City will conduct soil sampling during the proposed excavation and temporary stockpiling. Stockpiled soils will be covered with heavy duty plastic sheeting prior to removal. New replacement above-ground tanks for storing waste oil are proposed to be installed in the future under a separate coastal development permit application. The proposed project will not adversely affect public access to the shoreline or displace any recreational activities. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 21, 2008

Mark Sandoval, Long Beach Dept. of Parks, Recreation & Marine
205 Marina Drive
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: 5-08-066 **APPLICANT:** City of Long Beach Dept. of Parks, Recreation & Marine

LOCATION: 4320 Olympic Plaza, Belmont Shore, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Excavate and remove two underground fuel storage tanks (one 4,000 gallon diesel tank and one 2,000 gallon gasoline tank), two fuel dispensers, related piping, and any contaminated soils from the beach maintenance yard located next to Belmont Shore Pool. The fuel tanks, dispensers, pipes and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.

RATIONALE: The project site is located within a walled beach maintenance yard situated on State Tidelands that are administered by the City of Long Beach. The underground fuel tanks must be removed as soon as possible because they represent a potential hazard to the environment. Twenty feet of the maintenance yard's concrete wall will be removed (and temporarily replaced with a wooden fence) in order to access the work area from the abutting public beach parking lot. The proposed project has been reviewed and approved by the City of Long Beach Department of Parks, Recreation and Marine, the City of Long Beach Fire Department, and the City Planning Department. The tanks will be cleaned at the site prior to removal using water, detergent and a vacuum truck. No discharges of any kind are proposed or approved. Appropriate Best Management Practices (BMPs) will be implemented in order to prevent any adverse impacts to water quality, including the use of temporary containment dikes constructed around the work area with sand bags and heavy duty plastic sheeting. Commencement of the project, expected to occur in April 2008, will be postponed in the event of possible rainy weather. The City will conduct soil sampling during the proposed excavation and temporary stockpiling. Stockpiled soils will be covered with heavy duty plastic sheeting prior to removal (if contaminated) or recompaction in the hole (if not contaminated). New replacement above-ground fuel tanks are proposed to be installed in the beach maintenance yard under a separate coastal development permit application in the future. The proposed project will not adversely affect public access to the shoreline or displace any recreational activities. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. FOSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 21, 2008

Mark Sandoval, Long Beach Dept. of Parks, Recreation & Marine
205 Marina Drive
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: 5-08-067 **APPLICANT:** City of Long Beach Dept. of Parks, Recreation & Marine

LOCATION: 300 E. Shoreline Drive (Downtown Marina), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Excavate and remove one 500-gallon underground storage tank (formerly used to store waste oil) and fence enclosure from the marina public parking lot. The excavation hole (approx. 8'x 6') will be backfilled with clean soil and gravel, compacted, and resurfaced with asphalt. The tank and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing.

RATIONALE: The project site is in a paved public parking lot situated on State Tidelands that are administered by the City of Long Beach. The underground oil tank must be removed as soon as possible because it represents a potential hazard to the environment. The proposed project has been reviewed and approved by the City of Long Beach Department of Parks, Recreation and Marine, the City of Long Beach Fire Department, and the City Planning Department. The tank will be cleaned at the site prior to removal using water, detergent and a vacuum truck. No discharges of any kind are proposed or approved. Appropriate Best Management Practices (BMPs) will be implemented in order to prevent any adverse impacts to water quality, including the use of temporary containment dikes constructed around the work area with sand bags and heavy duty plastic sheeting. Commencement of the project, expected to occur in April 2008, will be postponed in the event of possible rainy weather. The City will conduct soil sampling during the proposed excavation and temporary stockpiling. Stockpiled soils will be covered with heavy duty plastic sheeting prior to removal. New replacement above-ground tanks for storing waste oil are proposed to be installed in the future under a separate coastal development permit application. The proposed project will not adversely affect public access to the shoreline or displace any recreational activities. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **April 9, 2008 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 25, 2008

John and Diane Wentzel
3450 East Spring Street
Long Beach, CA 90806

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.

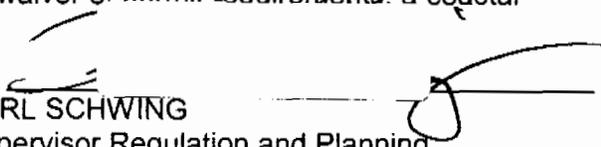
WAIVER#: 5-08-071**APPLICANTS:** John and Diane Wentzel**LOCATION:** 231 Calle Campesino, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Construction of a new 4,886 sq. ft., 24' 10" high, three-story single-family residence with a 806 sq. ft. unfinished basement, attached 808 square foot three-car garage, landscape and hardscape improvements on a vacant 8,164 sq. ft. lot. Approximately 300 cubic yards of grading is proposed for the proposed unfinished basement and site preparation. Surface runoff will be directed to landscaped areas where feasible.

RATIONALE: The subject site is located between the first public road and the sea on an inland lot in the Cypress Cove private, gated community. The site is designated Residential Low Density in the certified LUP. The site is not located on a beach, coastal bluff or coastal canyon. The proposed development provides parking which exceeds the Commission's regularly used standard of two spaces per residential unit. Directing runoff to permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public access. Public coastal access exists in the project vicinity at Calafia Beach/ San Clemente State Park to the north and at Trestles accessway in San Diego County to the south. Previously, De Minimis Waiver 5-06-142W was approved by the Commission in June 2006 to the applicant at the subject site for construction of a new two-story 4,886 sq. ft. single-family residence, the project plans have since been revised to include a basement rendering 5-06-142W invalid. 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 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 **April 9-11, 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



March 26, 2008

Laszlo Pracser
6613 Bellingham Ave.
North Hollywood, CA 91606

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#: 5-08-073

APPLICANT: Edith Zsigmoud

LOCATION: 17050 Livorno Drive, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 32-foot high (as measured from centerline of frontage road), 4,155 square-foot single-family residence, with a 420 square-foot, 2-car garage, roof deck and swimming pool on a 6,882 square-foot lot. No grading is proposed as a part of the project.

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 2008-1116-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 (2,203 square-feet of permeable area will be maintained on the 6,882 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 **April 9-11, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: _____
Gary Timm
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(562) 590-5071

5-05-236-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 26 March 2008

SUBJECT: Coastal Development Permit No. 5-05-236 granted to Palisades Landmark on February 8, 2006 for:

Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a 205 space parking lot; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot on RD2-1 and RE9-1 Zoned site; designated Low Medium-II Residential and Low Residential in the Community Plan.

AT: 17331 – 17333 Tramanto Drive, Pacific Palisades (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 NO. 5-05-236-A1:

The amendment proposes minor revisions to the approved building footprints of all eight buildings and a reduction in the total number of condominium units to 54. The proposed change in building footprints would result in an increased footprint for five of the eight buildings and in a footprint reduction for the remaining three, resulting in a net loss of 1,578 square feet when the footprint changes for all eight buildings are combined. The change in building footprints will result in an increased width for the central viewshed through the property, and no viewsheds will be decreased in size by the proposed changes.

The underlying permit for this development has yet to be issued.

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 minor changes to the building footprints of the previously approved condominium complex are in response to feedback from the City's Building and Safety Department regarding required spacing between separate building units. The resulting modifications do not decrease the size

of any of the established view corridors within the site, and in some instances may in fact expand views through the site.

The proposed reduction of condominium units from 61 to 54 units will create a lower housing density on-site and therefore may result in decreased impacts to surrounding traffic, parking and public access, but will not create a significant change to the development previously approved under the original permit.

Therefore, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. 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 **Gabriel Buhr** at the Commission Area office in Long Beach (562) 590-5071.