

CALIFORNIA COASTAL COMMISSION

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

**W-20****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 7, 2008

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast Deputy Director (Orange County)

SUBJECT: ***Deputy Director's Report***

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office for the **May 7, 2008** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff Memorandum concerning the items to be heard on today's agenda for the South Coast District.

REGULAR WAIVERS

1. 5-08-100-W Kenny And Halina Sullivan (Laguna Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-08-036-W Terri & Doug Pasquale (Newport Beach, Orange County)
2. 5-08-055-W Vernon Sunset, LLC, Attn: Perri Lee (Venice, Los Angeles County)
3. 5-08-062-W Marquita Pacific L L C, Attn: Randy Bernardo (San Clemente, Orange County)
4. 5-08-076-W Jim Toner (San Clemente, Orange County)
5. 5-08-079-W PENSEV, LLC (Venice, Los Angeles County)
6. 5-08-080-W Hilarie & Gregg Steele (Venice, Los Angeles County)

EMERGENCY PERMITS

1. 5-08-087-G Evelyn & Arthur Erbe; Elaine & Joseph Wechsler (Pacific Palisades, Los Angeles County)
2. 5-08-104-G California Department Of Fish And Game ()

IMMATERIAL AMENDMENTS

1. 5-07-036-A1 Kimm Richardson (Newport Beach, Orange County)
2. 5-06-458-A1 County Of Orange, Attn: David Rocha, PE (Dana Point, Orange County)

EXTENSION - IMMATERIAL

1. 5-03-078-E3 Greg & Anne Buchanan (Huntington Beach, Orange County)
2. A-5-LOB-04-222-E2 City Of Long Beach/Department Of Park, Recreation & Marine, Attn: Dennis Eschen (Long Beach, Los Angeles County)

TOTAL OF 13 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-100-W Kenny And Halina Sullivan	The addition of a 372 square foot second level deck, new spa, and the remodel of an interior courtyard to the existing main level of an existing single family residence resulting in a 7052 square foot, 21.5 feet high(measured from finished grade) single family residence. Roof water run off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 90 cubic yards of grading is proposed on the site to accommodate the lower level remodel. Removed material will be exported to the San Juan Capistrano Commercial dumpsite located outside of the coastal zone.	2495 Riviera Drive, 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>
5-08-036-W Terri & Doug Pasquale	Lot line adjustment to combine one lot, a portion of a lot and a portion of the East Bay Avenue abandoned/vacated right-of-way into a single 6,108 square foot parcel for residential purposes. No exterior improvements to landscape and hardscape are proposed. No demolition or construction to the existing residence or bulkhead is proposed.	900 E Balboa Blvd, Newport Beach (Orange County)
5-08-055-W Vernon Sunset, LLC, Attn: Perri Lee	Demolition of a one-story, 2,160 square foot four-unit apartment building on a 7,206 square foot parcel comprised of 1.5 lots; and construction of four new residential units (two side-by-side duplexes with 8,018 total square feet) with one shared driveway and nine on-site parking spaces provided in the project's subterranean parking garage. Approximately 1,160 cubic yards of soil will be exported during basement excavation. Each two-story over basement duplex is thirty feet high (above street elevation) with two 35-foot high roof access structures.	713 Vernon Avenue, Venice (Los Angeles County)

5-08-062-W Marquita Pacific L L C, Attn: Randy Bernardo	Installation of a duplex sewer lift/ejection pump system (4 ft. diameter by 7 ft. deep) buried in a concrete basin and approximately 175 feet of buried 3" PVC pipe from proposed pump to street for a two story 9-unit apartment building on a coastal bluff top lot. Removal of existing above ground 4" diameter PVC sewer pipe line that currently descends down the coastal bluff slope. No grading or landscaping is proposed.	265 Avenida W Marquita, San Clemente (Orange County)
5-08-076-W Jim Toner	Installation of a new 864 sq. ft., 15' high, one-story mobile home on a 2,793 sq. ft. space; hardscape improvements including a 24" high foundation retaining wall, concrete patio, 6' high masonry block walls at the northerly and southerly property lines and landscaping consisting of two large planter areas of pink melaleuca, a drought tolerant non-invasive plant specie.	1880 N El Camino Real, San Clemente (Orange County)
5-08-079-W PENSEV, LLC	Demolition of a one-story, 1,092 square foot single-family residence and detached garage on a 4,966 square foot lot, and construction of a two-story (with basement), 28-foot high (with one 33-foot high roof access structure), 4,000 square foot (approx.) single-family residence with a detached two-story, two-car garage.	939 Harding Avenue, Venice (Los Angeles County)
5-08-080-W Hilarie & Gregg Steele	Demolition of a one-story, 984 square foot single-family residence on a 3,163 square foot lot, and construction of a three-level, thirty-foot high, 2,544 square foot single-family residence. The existing detached two-car garage will be remodeled.	3109 Thatcher Ave., Venice (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-087-G Evelyn & Arthur Erbe Elaine & Joseph Wechsler	Remedial grading of slope in front of retaining wall and installation of drainage improvements to mitigate a reactivation of a landslide at the rear of two residential properties. The project will entail removal and recompaction of approximately 500 cubic yards of dirt and construction of a shot-crete diaphragm along the lower portion of the wall to prevent further soil loss.	917 & 925 Enchanted Way, Pacific Palisades (Los Angeles County)
5-08-104-G California Department Of Fish And Game	Minor surface grading with hand tools to remove dirt mounds and fill holes recently created by illegal bicycle activity within existing dirt roads. Work will help discourage further illegal use and grading of area and prevent environmental impacts to the surrounding wetlands.	Ballona Ecological Reserve, Area A, East Of Fiji Way And Admiralty Way Intersection

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>
5-07-036-A1 Kimm Richardson	Construction of a 482 sq. ft. basement comprised of a 218 sq. ft. storage area and a 264 sq. ft. mechanical room. Approximately 230 cubic yards of over-excavation, of which approximately 220 cu. yds. are for export and 10 cu. yds. for re-compaction. The 220 cu. yds. of excavated sand will be exported/deposited on the upper reaches of the sandy beach adjacent to the Newport Beach Pier for beach replenishment per City of Newport Beach. Once deposited on beach, a City crew will distribute the sand outside of the intertidal zone.	500 W Oceanfront, Newport Beach (Orange County)
5-06-458-A1 County Of Orange, Attn: David Rocha, PE	Placement of 48,400 cubic yards of dredge sediment in the nearshore region. The original permit allowed the disposal of this sediment on Capistrano Beach. The proposed project would provide an alternate location for the disposal of the sediment.	Dana Point Harbor & Capistrano Co. Beach, Dana Point (Orange County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-03-078-E3 Greg & Anne Buchanan	Installation of 5/8 inch thick plastic sheet pile adjacent to the outside facing of the existing bulkhead. The plastic sheet pile reinforcement is proposed to run the 50 foot width of the property.	16822 Baruna Lane, Huntington Beach (Orange County)
A-5-LOB-04-222-E2 City Of Long Beach/Department Of Park, Recreation & Marine, Attn: Dennis Eschen	Bixby Park Redevelopment Plan: grading and stabilization of the coastal bluff at Bixby Park, and improvements to the portion of the park situated on the bluff face and the public beach, including: a path and 3.5-foot high railing along the top edge of the bluff, landscaping the bluff face with native California vegetation, two stairways and one ramp on the bluff face to provide public access from the top of bluff to the beach, a skating plaza and 199-seat amphitheater at the bottom of the bluff, realignment of the beach bike path, a children's playground on the beach, and the replacement of a public bathroom on the beach.	2300 E. Ocean Blvd., Long Beach (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



April 22, 2008

Morris Skenderian & Associates Architects
2094 South Coast Highway #3
Laguna Beach, CA 92651

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

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

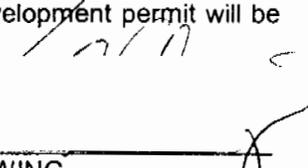
WAIVER#: 5-08-100**APPLICANTS:** Kenny and Halina Sullivan**LOCATION:** 2495 Riviera Drive, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: The addition of a 372 square foot second level deck, new spa, and the remodel of an interior courtyard to the existing main level of an existing single family residence resulting in a 7,052 square foot, 21.5 feet high (measured from finished grade) single family residence. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 90 cubic yards of grading is proposed on the site to accommodate the lower level remodel. Removed material will be exported to the San Juan Capistrano Commercial dumpsite located outside of the coastal zone.

RATIONALE: The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Irvine Cove, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Irvine Cove, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it is located on a coastal blufftop lot and the proposed development is located less than 50 feet away from the bluff edge. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at Crystal Cove State Park (approximately ½ mile upcoast) and at Crescent Bay (approximately 1 mile down-coast). The proposed project will not create or remove any on-site parking, 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 **May 7-9, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



April 24 2008

MIDG Architects, Attn: Marshall Innins
479 Ocean Ave Suite C
Laguna Beach, CA 92651

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

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

WAIVER#: 5-08-036

APPLICANT: Terri and Doug Pasquale

LOCATION: 900 E. Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Lot line adjustment to combine one lot, a portion of a lot and a portion of the East Bay Avenue abandoned/vacated right-of-way into a single 6,108 square foot parcel for residential purposes. No exterior improvements to landscape and hardscape are proposed. No demolition or construction to the existing residence or bulkhead is proposed.

RATIONALE: The proposed development consists of a lot line adjustment on a lot designated Medium Density Residential. The subject site is a bulkhead lot facing Newport Bay between the sea and first public road developed with a three-story triplex, bulkhead, deck, pier and dock. No construction is proposed to existing structures. The proposed lot line adjustment will combine three land-side lots: a lot, a portion of a lot and a portion of a vacated right-of-way. The abandoned right-of-way is a portion of Bay Avenue vacated by the City of Newport Beach in 1957. Public access to the bay is available approximately 40 feet west of the site at a public boat launch and approximately 350 feet of the site at the corner of Washington St. and Edgewater Pl. 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 May 7-9, 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



April 21, 2008

Perri Lee, Vernon Sunset, LLC
1235 S. Hope Street
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: 5-08-055 **APPLICANT:** Vernon Sunset, LLC (Perri Lee)

LOCATION: 713 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 2,160 square foot four-unit apartment building on a 7,206 square foot parcel comprised of 1.5 lots; and construction of four new residential units (two side-by-side duplexes with 8,018 total square feet) with one shared driveway and nine on-site parking spaces provided in the project's subterranean parking garage. Approximately 1,160 cubic yards of soil will be exported during basement excavation. Each two-story over basement duplex is thirty feet high (above street elevation) with two 35-foot high roof access structures.

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-2007-5052-VSO, 10/24/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are currently no affordable housing units on the site (10/23/07). The four proposed residential units conform to the Commission's density limit for the site (Low Med I LUD: one unit per 1,500 square feet of area), and the Commission's thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice (one 100 square foot roof access structure for each unit is permitted to exceed the roof height limit). Adequate on-site parking is provided for the four units: nine parking spaces in the basement - all accessed from the rear alley via one shared driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 2,000 square feet of permeable landscaped area will be maintained). 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 **May 7, 2008 meeting in Marina del Rey** 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



April 24, 2008

Marquita Pacific LLC, Attn: Randy Bernardo
353 Rose Ave
Danville, CA 94526

**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#: 5-08-062 **APPLICANT:** Marquita Pacific LLC, Randy Bernardo

LOCATION: 265 Avenida West Marquita, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Installation of a duplex sewer lift/ejection pump system (4 ft. diameter by 7 ft. deep) buried in a concrete basin and approximately 175 feet of buried 3" PVC pipe from proposed pump to street for a two story 9-unit apartment building on a coastal bluff top lot. Removal of existing above ground 4" diameter PVC sewer pipe line that currently descends down the coastal bluff slope. No grading or landscaping is proposed.

RATIONALE: The subject site is a 9-unit apartment building located on a coastal bluff designated as Residential Medium Density (15 units per gross acre) in the City of San Clemente Certified Land Use Plan (LUP) between the first public road and the sea. The proposed project is for the installation of a sewer lift station and pipes to pump sewage from the apartment building to the municipal sewer main on Avenida West Marquita. Currently, an above ground sewage pipe descends down the coastal bluff and connects to a municipal line parallel to the railroad tracks and public beach. The proposed project, including removal of above ground sewage pipe will not impact the bluff face or vegetation on the bluff. As proposed, the sewer lift station meets the certified LUP 25-foot coastal bluff setback for development on a bluff top lot. As the proposed sewer lift station will be buried underground, it will not be visible from the public beach and therefore will not adversely impact public coastal views, coastal access, coastal resources, or public recreation. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 7-9, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



April 23, 2008

David Neish
101 Columbia Suite 185
Aliso Viejo, CA 92656

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#: 5-08-076 **APPLICANT:** Jim Toner

LOCATION: 1880 N El Camino Real Unit #11, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Installation of a new 864 sq. ft., 15' high, one-story mobile home on a 2,793 sq. ft. space; hardscape improvements including a 24" high foundation retaining wall, concrete patio, 6' high masonry block walls at the northerly and southerly property lines and landscaping consisting of two large planter areas of pink melaleuca, a drought tolerant non-invasive plant specie.

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 mobile home park is a non-conforming use on a stretch of beach developed with 90 mobile homes parallel to the shoreline on a lot 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 90 mobile home units at this site from direct wave attack. Public coastal access is available approximately half a mile south from the site at the North Beach access point. Demolition/removal of the mobile home previously at this site occurred sometime last year without the benefit of a coastal development permit. All proposed development is landward of the rock revetment. The proposed development consisting of the installation of a new mobile home, hardscape and landscape improvements, meets the LUP structural and deck stringline policy for new infill construction on a beachfront and all other City standards and will therefore not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. The proposed project provides four parking spaces, exceeding the Commission's parking requirement (2 spaces per residential unit). Although inconsistent with the land use designation in the City's Certified Land Use Plan, the proposed development 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 **May 7-9, 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 requirement, 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



April 17, 2008

Constantine Tziantzis
333 Washington Blvd. #146
Marina del Rey, 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: 5-08-079**APPLICANT:** PENSEV, LLC**LOCATION:** 939 Harding Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,092 square foot single-family residence and detached garage on a 4,966 square foot lot, and construction of a two-story (with basement), 28-foot high (with one 33-foot high roof access structure), 4,000 square foot (approx.) single-family residence with a detached two-story, two-car garage.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-1075-VSO, 3/18/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for structures in Southeast Venice (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided: a two-car garage and one parking space on the driveway, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,888 square feet of permeable landscaped area will be maintained on the 4,966 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 **May 7, 2008 meeting in Marina del Rey** 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



April 17, 2008

Ken Payson, Architect
755 Acequia Madre
Santa Fe, NM 87505

**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: 5-08-080

APPLICANTS: Hilarie & Gregg Steele

LOCATION: 3109 Thatcher Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 984 square foot single-family residence on a 3,163 square foot lot, and construction of a three-level, thirty-foot high, 2,544 square foot single-family residence. The existing detached two-car garage will be remodeled.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-1080-VSO-MEL, 3/18/08) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for structures in the Oxford Triangle area of Venice. Adequate on-site parking is provided: a two-car garage and one uncovered parking space, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (869 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 **May 7, 2008 meeting in Marina del Rey** 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

**EMERGENCY PERMIT**

DATE: April 18, 2008
EMERGENCY PERMIT: 5-08-087-G
APPLICANT: Evelyn & Arthur Erbe and Elaine & Joseph Wechsler
LOCATION: 917 & 925 Enchanted Way, Pacific Palisades
EMERGENCY WORK PROPOSED:

Remedial grading of slope in front of retaining wall and installation of drainage improvements to mitigate a reactivation of a landslide at the rear of two residential properties. The project will entail removal and recompaction of approximately 500 cubic yards of dirt and construction of a shot-crete diaphragm along the lower portion of the wall to prevent further soil loss.

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

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____
Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: Proposed Shot-crete or gunite shall be colored to match the surrounding soil color and the area relandscaped with drought tolerant, non-invasive plants along with native plants to help reduce potential erosion. The area immediately in front of the wall shall be planted with vegetation to help visually screen the wall.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained from the City of Los Angeles. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include, but not limited to, provisions for erosion control, landscaping, and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from geologic hazards.

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

Enclosures: Acceptance Form

cc: Robert Janovici, Chief Zoning Administrator, City of Los Angeles
Andrew Montealegre, City of Los Angeles Planning Dept.

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: April 16, 2008

EMERGENCY PERMIT: 5-08-104G

APPLICANT: California Department of Fish and Game

LOCATION: Ballona Ecological Reserve, Area A, east of Fiji Way and Admiralty Way intersection.

EMERGENCY WORK PROPOSED: Minor surface grading with hand tools to remove dirt mounds and fill holes recently created by illegal bicycle activity within existing dirt roads. Work will help discourage further illegal use and grading of area and prevent environmental impacts to the surrounding wetlands.

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

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____

Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: If located adjacent to any creeks or channels temporary sediment fencing should be installed to prevent dirt from the regrading activity from entering those areas.

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

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

Enclosures: Acceptance Form
Coastal Permit Application Form

CALIFORNIA COASTAL COMMISSION

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

5-07-036-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 2 May 2008
SUBJECT: Coastal Development Permit #5-07-036 granted to Kimm Richardson for:

Demolition of an existing single-family residence and construction of a new oceanfront, 24' foot high, 2,647 sq. ft., two-story, single-family residence with an attached 440 sq. ft. two-car garage, including a 29' high elevator shaft to access a 466 sq. ft. roof deck.

AT: 500 West Oceanfront, Newport Beach (Orange County)

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

DESCRIPTION OF AMENDMENT REQUEST:

Construction of a 482 sq. ft. basement comprised of a 218 sq. ft. storage area and a 264 sq. ft. mechanical room. Approximately 230 cubic yards of over-excavation, of which approximately 220 cu. yds. are for export and 10 cu. yds. for re-compaction. The 220 cu. yds. of excavated sand will be exported/deposited on the upper reaches of the sandy beach adjacent to the Newport Beach Pier for beach replenishment per City of Newport Beach. Once deposited on beach, a City crew will distribute the sand outside of the intertidal zone.

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):

No changes are proposed to the new residence above grade as previously approved. Soil analysis classified soils as light brown, slightly silty, fine to fine-medium sand with shells, of the same quality as the beach sand on the beach side of the Oceanfront boardwalk (opposite the site) and therefore suitable for beach replenishment. The revised plans have approval from the City. A future development condition was imposed on the underlying permit thereby requiring an amendment to the permit from the Commission for the proposed project modification.

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, is consistent with community character and will not result in any adverse impacts to coastal resources or access. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Liliana Roman** at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

**5-06-458-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: 2 May 2008
SUBJECT: Coastal Development Permit No. 5-06-458 granted to County of Orange for:

Dredging of 113,900 cubic yards of material in Dana Point Harbor. 9,500 cubic yards of the dredged material will be placed on Baby Beach located in Dana Point Harbor. 48,400 cubic yards of dredged material will be placed on Capistrano Beach. In addition, the project may consist of the temporary placement of a dredge disposal pipeline from Dana Point Harbor to Capistrano Beach.

PROJECT SITE: Dana Point Harbor, Dana Point (Orange County)

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

Placement of 48,400 cubic yards of dredge sediment in the nearshore region. The original permit allowed the disposal of this sediment on Capistrano Beach. The proposed project would provide an alternate location for the disposal of the sediment.

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):

Special Condition No. 1 of the original permit stated the following: "*Nearshore placement of sand shall not occur unless approved by the Commission through an amendment to this coastal development permit*". This requirement had been recommended because the applicant's biological resource and impact analysis relative to nearshore disposal was inadequate and no feasible mitigation was identified. Detailed information about the resources and the impacts was necessary to determine whether sensitive habitat was present (e.g. Environmentally Sensitive Habitat Area), whether impacts to such habitat were the least environmentally damaging feasible alternative, and whether such impacts are consistent with the Coastal Act.

In order to be able to use the nearshore as a viable sediment disposal location, the applicant has adhered to Special Condition No. 1 and has conducted a recent site specific biological assessment and obtained other relevant information to show that the nearshore option is acceptable (the

CALIFORNIA COASTAL COMMISSION

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



2 May 2008

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given Greg & Anne Buchanan have applied for a one year extension of 5-03-078-E3 granted by the California Coastal Commission 17 March 2004

for: Installation of 5/8 inch thick plastic sheet pile adjacent to the outside facing of the existing bulkhead. The plastic sheet pile reinforcement is proposed to run the 50 foot width of the property

at: 16822 Baruna Lane, Huntington Beach (Orange County).

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT

PO Box 1450

200 Oceangate, 10th Floor

LONG BEACH, CA 90802-4416

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

www.coastal.ca.gov

May 2, 2008

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT**

Notice is hereby given **City Of Long Beach/Department Of Park,
Recreation & Marine, Attn: Dennis Eschen**

has applied for a one year extension of Permit **A-5-LOB-04-222**
granted by the California Coastal Commission April 13, 2005

for **Bixby Park Redevelopment Plan: grading and stabilization of the coastal bluff at Bixby Park, and improvements to the portion of the park situated on the bluff face and the public beach, including: a path and 3.5-foot high railing along the top edge of the bluff, landscaping the bluff face with native California vegetation, two stairways and one ramp on the bluff face to provide public access from the top of bluff to the beach, a skating plaza and 199-seat amphitheater at the bottom of the bluff, realignment of the beach bike path, a children's playground on the beach, and the replacement of a public bathroom on the beach.**

at **2300 E. Ocean Blvd., Long Beach (Los Angeles County)**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Charles Posner
Coastal Program Analyst

reports were done in January and February 2008). The applicant states that the reason for pursuing the nearshore option is that it would provide an alternate disposal location to Capistrano Beach, which would provide for a wider selection of dredging contractors, resulting in a much more competitive bid process.

Studies conducted by the applicant have determined that a location identified as "Priority Area 3" does not contain sensitive rocky reef habitat and the placement of sediment at this location would thus not result in any adverse impacts to sensitive habitat and resources.

The proposed amendment is consistent with the underlying permit approval (CDP NO. 5-06-458) and 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.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.