

**CALIFORNIA COASTAL COMMISSION**

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



# TH-6

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

*For the  
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 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 that will be reported to the Commission on either **August 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. 5-08-147-W David Kruse (Laguna Beach, Orange County)

**DE MINIMIS WAIVERS**

1. 5-08-064-W Jason & Randi Buell (Seal Beach, Orange County)
2. 5-08-122-W American Commercial Equities, Attn: Jim Smith (Newport Beach, Orange County)
3. 5-08-124-W City Of Los Angeles Dept. Of Public Works, Bureau Of Engineering, Attn: Norman Mundy, Environmental Specialist (Venice, Los Angeles County)
4. 5-08-133-W The Irvine Company, Attn: Dean S Kirk (Newport Beach, Orange County)
5. 5-08-152-W Robert & Kathy Sommers (Balboa Island, Orange County)
6. 5-08-153-W Brady & Angela Stevens (Newport Beach, Orange County)
7. 5-08-156-W Toby Davis (Hermosa Beach, Los Angeles County)
8. 5-08-158-W LNR-Lennar Washington Square, LLC (Venice, Los Angeles County)
9. 5-08-161-W 640 Palmera L L C, Attn: Steven Parris (Pacific Palisades, Los Angeles County)
10. 5-08-165-W Peter & Cathy Longo (Pacific Palisades, Los Angeles County)
11. 5-08-166-W Glen & Kelly West Trustees For West Family Trust (Hermosa Beach, Los Angeles County)
12. 5-08-167-W Deanna Mc Intire (Newport Beach, Orange County)
13. 5-08-171-W Simona & Said Shokrian (Venice, Los Angeles County)
14. 5-08-174-W Nestor Saporiti (Venice, Los Angeles County)
15. 5-08-175-W Thomas & Valerie Grimstad (Newport Beach, Orange County)
16. 5-08-186-W Steven & Janelle Dunbar (Newport Beach, Orange County)
17. 5-08-188-W Chris & Virginia Bredesen (Redondo Beach, Los Angeles County)
18. 5-08-189-W Ryan Vitt (Newport Beach, Orange County)

**TOTAL OF 19 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>
5-08-147-W David Kruse	The addition and remodel to an existing single family residence resulting in a 2,976 square foot, 30 feet high (measured from existing and finished grade) single family residence. The proposed development includes the addition of 81 square feet to the first floor, and 51 additional square feet to the second floor. The deck planking will be replaced on the first floor deck, and an 8 square foot addition will be added to the existing third floor deck, non-conforming deck railings will also be replaced. 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.	12 N La Senda 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>
5-08-064-W Jason & Randi Buell	The project consists of: 1) demolition of the existing 1,395 square foot residence except for the 437 square foot garage; and 2) construction of a new 2,746 square foot two-story, single-family residence; and 3) attach the existing 437 square foot garage to the new residence. Post project, the residence will be a two-story, single-family residence consisting of 2,746 square feet with an attached 437 square foot two-car garage. The maximum height of the residence will be 25' above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	620 Seabreeze Drive, Seal Beach (Orange County)
5-08-122-W American Commercial Equities, Attn: Jim Smith	Lot line adjustment to combine 7 commercial lots into one lot for mixed use/commercial and residential rental purposes, minor interior tenant improvements, new outdoor signs, parking lot re-striping and new electrical transformer.	2233 W. Balboa Blvd., Newport Beach (Orange County)
5-08-124-W City Of Los Angeles Dept. Of Public Works, Bureau Of Engineering, Attn: Norman Mundv Environmental	Construct a 1910-foot long, thirty-inch diameter relief sanitary sewer pipeline in the Washington Boulevard right-of-way, and a 198-foot long, 24-inch diameter sewer pipeline in the Oxford Avenue right-of-way, with five maintenance structures (i.e., manholes).	Washington Boulevard between Oxford Avenue and Beach Avenue., Venice (Los Angeles County)

<p><b>5-08-133-W</b> The Irvine Company, Attn: Dean S Kirk</p>	<p>Repair of approximately 276 linear feet of concrete sheetpile bulkhead consisting of concrete spall repair applied by hand patch and trowel; concrete spall repair by form and pour cast-in-place; anti-corrosion coating of reinforcing steel; concrete crack repairs by epoxy injection; application of migrating corrosion inhibitor; and routing and sealing of all joints between the concrete sheet piles. Also proposed are minimal parking lot improvements including new signage, re-paving, re-striping; and the remodel of existing bathroom facilities</p>	<p>2550/2570 Bayshore, Newport Beach (Orange County)</p>
<p><b>5-08-152-W</b> Robert &amp; Kathy Sommers</p>	<p>Demolish existing single family residence and construct a new 2,380 square foot, 29 foot high (at maximum point), 3 story, single family residence with an attached 445 square foot, two car garage. A 354 square foot roof deck is also proposed.</p>	<p>1506 So. Bay Front, Balboa Island (Orange County)</p>
<p><b>5-08-153-W</b> Brady &amp; Angela Stevens</p>	<p>Construction of a new 2,500 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 441 square foot, two car garage on a vacant lot.</p>	<p>110 Ninth Street, Newport Beach (Orange County)</p>
<p><b>5-08-156-W</b> Toby Davis</p>	<p>Demolition of an existing single family residence and construction of a new 3,501 square foot, 25 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 the site drainage system that incorporates a trench drain and porous catch basin to allow for natural percolation of collected water, overflow will be directed to an attached sump pump and sent to the public storm drain system. Approximately 440 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.</p>	<p>2438 Palm Drive (aka 2438 Manhattan Ave.), Hermosa Beach (Los Angeles County)</p>
<p><b>5-08-158-W</b> LNR-Lennar Washington Square, LLC</p>	<p>Trimming and removal of non-native vegetation (primarily myoporium) along one thousand feet of the east bank of Grand Canal using hand operated equipment only (e.g., machetes, weed whackers and chain saws). No bird nests will be disturbed. All existing native vegetation will be protected. All trimmings will be disposed of at an appropriate off-site location.</p>	<p>East Bank of the Grand Canal between Washington Blvd. &amp; Driftwood Street, Venice (Los Angeles County)</p>
<p><b>5-08-161-W</b> 640 Palmera L L C, Attn: Steven Parris</p>	<p>Construction of a three-story, 22-foot high (as measured from centerline of frontage road), 4,349 square-foot single-family residence, with a 450 square-foot, 2-car garage, and 10 foot-high retaining wall on an 8,581 square-foot lot. Approximately 70 cubic yards of grading is proposed on the site to accommodate the first story.</p>	<p>640 Palmera Avenue, Pacific Palisades (Los Angeles County)</p>
<p><b>5-08-165-W</b> Peter &amp; Cathy Longo</p>	<p>Demolition of an existing single-family residence and construction of a two-story, 28-foot high (as measured from centerline of frontage road), 3,977 square-foot single-family residence, with a 390 square-foot, 2-car garage, and swimming pool on an 8,102 square-foot lot. The proposed project includes the cut/fill of 848 cubic yards of soil to accommodate the development.</p>	<p>15218 Friends Street, Pacific Palisades (Los Angeles County)</p>

<p><b>5-08-166-W</b> Glen &amp; Kelly West Trustees For West Family Trust</p>	<p>Demolition of an existing single family residence and construction of a new 3,388 square foot, 30 foot high, three-story, single family residence, and enclosed parking for two vehicles and one 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. Approximately 302 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Chandler Commercial dumpsite located outside of the coastal zone.</p>	<p>420 29th Street, Hermosa Beach (Los Angeles County)</p>
<p><b>5-08-167-W</b> Deanna Mc Intire</p>	<p>Demolition of existing two-story duplex and garage for the construction of a new three-story, 2,680 square foot single family dwelling and an attached 400 square foot 2-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 170 cubic yards of cut and fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, butterfly vine, honeysuckle, rosemary, lavender, heavenly bamboo, hibiscus and yarrow</p>	<p>1708 S Bay Front, Newport Beach (Orange County)</p>
<p><b>5-08-171-W</b> Simona &amp; Said Shokrian</p>	<p>Demolition of a detached garage, and construction of a two-story, 28-foot high, 775 square foot second residential unit (over two-car garage) on the rear portion of a 5,400 square foot lot with an existing one-story, 1,292 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.</p>	<p>734 California Ave., Venice (Los Angeles County)</p>
<p><b>5-08-174-W</b> Nestor Saporiti</p>	<p>Convert existing one-story, 1,473 square foot duplex into a single-family residence (with attached garage), including Interior and exterior alterations (i.e., add deck, remove door, convert kitchen/dining area to bed/bathroom). No increase in floor area or change to building height. The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.</p>	<p>313-315 Venice Way, Venice (Los Angeles County)</p>
<p><b>5-08-175-W</b> Thomas &amp; Valerie Grimstad</p>	<p>Demolition of existing single family residence and construction of a new 4,239 square foot, two story, 29 foot high at maximum point, single family residence with an attached, 551 square foot, two car garage and 155 square foot, single car carport.</p>	<p>48 Beacon Bay, Newport Beach (Orange County)</p>
<p><b>5-08-186-W</b> Steven &amp; Janelle Dunbar</p>	<p>The demolition of an existing one-story single family residence and 1-car garage and the construction of a new three-story, 3,131 square foot single family residence and attached 504 square foot 2-car garage on a bulkhead lot. The maximum height of the residential structure will be 29 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.</p>	<p>4102 River Dr., Newport Beach (Orange County)</p>

<p><b>5-08-188-W</b> Chris &amp; Virginia Bredeesen</p>	<p>The construction of rear yard amenities for an existing single family residence, consisting of 625 square-feet of hardscape, an outdoor fireplace, bbq counter, and trellis, surrounded by a six foot-high glass fence on a 27,810 square-foot blufftop lot. No grading is proposed as a part of this project.</p>	<p>437 Paseo De La Playa, Redondo Beach (Los Angeles County)</p>
<p><b>5-08-189-W</b> Ryan Vitt</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 additional development is proposed.</p>	<p>401 38th Street, Newport Beach (Orange County)</p>

**CALIFORNIA COASTAL COMMISSION**

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July 21, 2008

David Kruse  
12 N. La Senda Drive  
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#:** 5-08-147**APPLICANT:** David Kruse**LOCATION:** 12 N. La Senda, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** The addition and remodel to an single family residence resulting in a 2,976 square foot, 30 feet high (measured from existing and finished grade) single family residence. The proposed development includes the addition of 81 square feet to the first floor, and 51 additional square feet to the second floor. The deck planking will be replaced on the first floor deck, and an 8 square foot addition will be added to the existing third floor deck, non-conforming deck railings will also be replaced. 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 a blufftop 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. Although the additions are less than ten percent of the existing structure, 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 additions to living space are setback more than 25 feet from the bluff edge. The existing deck is non-conforming as to setback however, only minor improvements of the deck are to be replaced, and the existing structural components won't be modified. 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 **August 6-8, 2008** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

Signature on file  
by: \_\_\_\_\_  
KARL SCHWING  
Orange County Area Supervisor

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July 23, 2008

Brent A. Sears, Architect  
203 Argonne Avenue, B-120  
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#:** 5-08-064                      **APPLICANT:** Jason & Randi Buell

**LOCATION:** 620 Sea Breeze Drive, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** The project consists of: 1) demolition of the existing 1,395 square foot residence except for the 437 square foot garage; and 2) construction of a new 2,746 square foot two-story, single-family residence; and 3) attach the existing 437 square foot garage to the new residence. Post project, the residence will be a two-story, single-family residence consisting of 2,746 square feet with an attached 437 square foot two-car garage. The maximum height of the residence will be 25' above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is an inland lot not located between the first public road and the sea. The lot size is 5,100 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists southeast of the project site at the end of Seal Beach Boulevard. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their August 6-8, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development ~~permit~~ will be required.

PETER DOUGLAS  
Executive Director

Signature on file  
KARL SCHWING  
Orange County Area Supervisor



**CALIFORNIA COASTAL COMMISSION**

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Long Beach, CA 90802-4302  
(562) 590-5071



July 18, 2008

City of Los Angeles Dept. of Public Works, Bureau of Engineering  
Attn: Norman Mundy, Environmental Specialist  
1149 S. Broadway, #600  
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:** 5-08-124                      **APPLICANT:** City of Los Angeles Dept. of Public Works

**LOCATION:** Washington Boulevard, between Oxford Ave. & Beach Ave., Venice, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Construct a 1910-foot long, thirty-inch diameter relief sanitary sewer pipeline in the Washington Boulevard right-of-way, and a 198-foot long, 24-inch diameter sewer pipeline in the Oxford Avenue right-of-way, with five maintenance structures (i.e., manholes).

**RATIONALE:** The proposed project is located about one-half mile inland of the Venice Pier and beach. The City of Los Angeles Department of Public Works approved Local Coastal Development Permit No. 08-02 for the proposed project on April 29, 2008, after a public hearing on April 16, 2008. The project also needs Coastal Commission authorization because it is a major public works project (Section 30601 of the Coastal Act). The proposed sewer pipeline, which will be constructed beneath the City streets, is necessary to provide additional service capacity for new residential development approved in the Marina del Rey area. The City states that the project is necessary for public health and safety, and will benefit the public and the environment by preventing sewer overload. All of the proposed development is within the City right-of-way. The City has phased the construction in order to reduce adverse impacts on traffic circulation and coastal access (Washington Boulevard is a Major Highway that provides direct access to the beach and Venice Pier). The proposed project will not: a) obstruct public views to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. Therefore, the proposed project is consistent with the 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 **August 7, 2008 meeting in Oceanside** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

Signature on file

CHARLES R. POSNER  
Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

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Long Beach, CA 90802-4302  
(562) 590-5071

July 22, 2008



Ian Harrison, Architect  
3535 East Coast Highway, #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#:** 5-08-152**APPLICANT:** Bob & Kathy Sommers**LOCATION:** 1506 South Bay Front, Balboa Island, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolish existing single family residence and construct a new 2,380 square foot, 29 foot high (at maximum point), 3 story, single family residence with an attached 445 square foot, two car garage. A 354 square foot roof deck is also proposed.

**RATIONALE:** The subject site is a 2,550 square foot, harbor front lot designated High Density Residential. A public walkway exists between the subject site and the harbor. Public coastal access exists along the public walkway that rings Balboa Island. Adequate measures to address water quality have been incorporated into the project design including directing drainage to vegetated areas, directing roof drainage via downspouts to perforated drain pipes encased in gravel, and a placement of a French drain across the driveway. Low water use and non-invasive landscaping will be used to minimize the need for irrigation. 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 **August 6-8, 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

Signature on file

Karl Schwing  
Orange County Area Supervisor

cc: Commissioners/File.

5-08-152 Sommers Bal Isl wdrd dw 8.08 mv

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(562) 590-5071

July 22, 2008



Ian Harrison, Architect  
3535 East Coast Highway, #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#:** 5-08-153**APPLICANT:** Brady & Angela Stevens**LOCATION:** 110 Ninth Street, Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Construction of a new 2,500 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 441 square foot, two car garage on a vacant lot.

**RATIONALE:** The subject site is a 2,695 square foot, interior lot designated Medium Density Residential in the City's certified LUP. Public coastal access exists in the project vicinity at the sandy public beach along the Balboa Peninsula (approximately 1 block south). The proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's typically imposed parking requirement of two spaces per residential unit and is designed to be compatible with the character of surrounding development. In addition, water quality measures including directing site drainage to an underground system, the last 15 feet of which is perforated and encased in gravel and construction of a trench drain along the driveway have been incorporated into the project design. Also, the proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

Signature on file

Karl Schwing  
Orange County Area Supervisor

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July 17, 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#:** 5-08-156

**APPLICANT:** Toby Davis

**LOCATION:** 2438 Manhattan Avenue, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single family residence and construction of a new 3,501 square foot, 25 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 the site drainage system that incorporates a trench drain and porous catch basin to allow for natural percolation of collected water, overflow will be directed to an attached sump pump and sent to the public storm drain system. Approximately 440 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Redondo Beach Commercial dumpsite located outside of the coastal zone.

**RATIONALE:** The proposed project site is not located between the first public road and the sea. The subject site is located approximately 500 feet inland from the beach on a 2,695 square-foot lot. The area is zoned R-1, low-density residential. The proposed project conforms to the proposed City zoning standards of a 25 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-1 low-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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by: Signature on file  
Gary Timm  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



July 18, 2008

Clare Bronowski, Esq.  
10250 Constellation Blvd. 19<sup>th</sup> Floor  
Los Angeles, CA 90067

**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:** 5-08-158

**APPLICANT:** LNR-Lennar Washington Square, LLC

**LOCATION:** East bank of Grand Canal (between Washington Blvd. and Driftwood Street), Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Trimming and removal of non-native vegetation (primarily myoporum) along one thousand feet of the east bank of Grand Canal using hand operated equipment only (e.g., machetes, weed whackers and chain saws). No bird nests will be disturbed. All existing native vegetation will be protected. All trimmings will be disposed of at an appropriate off-site location.

**RATIONALE:** The applicant has obtained permission from the City of Los Angeles Department of Public Works (Case No. E1201818, 6/4/2008) to undertake the proposed work on the City right-of-way (Grand Canal Esplanade). The proposed habitat restoration project, to be implemented immediately following Coastal Commission approval, will remove myoporum, acacia, schinus, pampas grass and other exotic weeds while leaving the native plants like pickle weed and saltgrass undisturbed. No herbicides will be used. The project will last about three weeks. A Breeding Bird and Nest Survey (by Robert J. van de Hoek, Conservation Biologist) conducted at the site April 25-29, 2008, indicates that no birds currently breed or nest in the vicinity of the project. A biologist will supervise the work. Protective fencing will be installed as directed by the biologist in order to protect existing native vegetation. Erosion control measures (e.g., silt fences) will be installed following any soil disturbance. No new plants are being planted during this phase of the restoration, as the existing native vegetation should flourish once the non-native plants are removed. The proposed project will be beneficial to the native vegetation and will enhance the natural habitat along this tidal waterway. The proposed project will not adversely affect public access, recreation or visual resources. The proposed 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 for the area.

This waiver will not become effective until reported to the Commission at its **August 7, 2008 meeting in Oceanside** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Signature on file

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



July 17, 2008

Steve Parris  
619 Palmera Ave.  
Pacific Palisades, CA 90272

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

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

**WAIVER#:** 5-08-161

**APPLICANT:** Steve Parris

**LOCATION:** 640 Palmera Avenue, Pacific Palisades (Los Angeles County)

**PROPOSED DEVELOPMENT:** Construction of a three-story, 22-foot high (as measured from centerline of frontage road), 4,349 square-foot single-family residence, with a 450 square-foot, 2-car garage, and 10 foot-high retaining wall on an 8,581 square-foot lot. Approximately 70 cubic yards of grading is proposed on the site to accommodate the first story.

**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 2008-2373-AIC-MEL) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,343 square-feet of permeable area will be maintained on the 8,581 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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by: \_\_\_\_\_ Signature on file  
Gary Timm  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



July 17, 2008

Structure Development Group  
Attn: Robert Kleiman  
20969 Ventura Blvd. Suite 228  
Woodland Hills, CA 91364

**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#:** 5-08-165

**APPLICANT:** Peter and Cathy Longo

**LOCATION:** 15218 Friends Street, Pacific Palisades (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a two-story, 28-foot high (as measured from centerline of frontage road), 3,977 square-foot single-family residence, with a 390 square-foot, 2-car garage, and swimming pool on an 8,102 square-foot lot. The proposed project includes the cut/fill of 848 cubic yards of soil to accommodate the development.

**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 2008-2197-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (4,603 square-feet of permeable area will be maintained on the 8,102 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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by: Signature on file  
Gary Timm  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



July 17, 2008

Glen and Kelly West  
420 29<sup>th</sup> Street  
Hermosa Beach, CA 90254

**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#:** 5-08-166

**APPLICANT:** Glen and Kelly West

**LOCATION:** 420 29<sup>th</sup> Street, Hermosa Beach (Los Angeles County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single family residence and construction of a new 3,388 square foot, 30 foot high, three-story, single family residence, and enclosed parking for two vehicles and one 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. Approximately 302 cubic yards of grading is proposed on the site to accommodate the subterranean basement. Removed material will be exported to the Chandler Commercial dumpsite located outside of the coastal zone.

**RATIONALE:** The proposed project site is not located between the first public road and the sea. The subject site is located approximately ¼ mile inland from the beach on a 2,409 square-foot lot. The area is zoned R-2, medium-density residential. The proposed project conforms to the proposed City zoning standards of a 30 foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 3 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-2 medium-density zone. Diverting runoff into on-site permeable areas is consistent with the marine protection policies of the Coastal Act. The 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 August 6-8, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

Signature on file  
by: \_\_\_\_\_  
Gary Timm/  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



July 24, 2008

Ian J.N. Harrison, Architect  
3535 East Coast Highway #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#:** 5-08-167

**APPLICANT:** Deanna McIntire

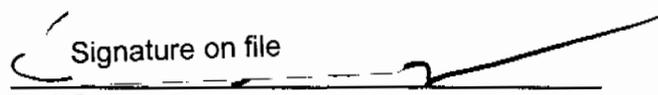
**LOCATION:** 1708 S. Bay Front, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing two-story duplex and garage for the construction of a new three-story, 2,680 square foot single family dwelling and an attached 400 square foot 2-car garage. The maximum height of the residential structure will be 29 feet above finished grade. Grading will consist of 170 cubic yards of cut and fill for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants such as California bay tree, bougainvillea, butterfly vine, honeysuckle, rosemary, lavender, heavenly bamboo, hibiscus and yarrow.

**RATIONALE:** The subject site is an inland 3,825 square foot lot on Balboa Island designated high density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface water runoff will sheet flow toward landscaped planters and area drains and roof downspouts will be directed to an underground drainage system draining toward the rear of the lot; with the last 15 feet of the drainline perforated and encased in gravel for greater infiltration on site. Drainage at the rear of the lot will be directed over a French drain prior to draining toward the alley. 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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by:  Signature on file  
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



July 17, 2008

David Shoucair  
922 6<sup>th</sup> Street, #10  
Santa Monica, CA 90403

**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:** 5-08-171

**APPLICANTS:** Simona & Said Shokrian

**LOCATION:** 734 California Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a detached garage, and construction of a two-story, 28-foot high, 775 square foot second residential unit (over two-car garage) on the rear portion of a 5,400 square foot lot with an existing one-story, 1,292 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.

**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-2008-2314, 6/9/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Milwood 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 (four spaces). Vehicular access is provided only from California 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 (2,411 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 **August 7, 2008 meeting in Oceanside** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

Signature on 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



July 17, 2008

Ariel Malpezi  
410 Venice Way  
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:** 5-08-174**APPLICANT:** Nestor Saporiti**LOCATION:** 313-315 Venice Way, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Convert existing one-story, 1,473 square foot duplex into a single-family residence (with attached garage), including Interior and exterior alterations (i.e., add deck, remove door, convert kitchen/dining area to bed/bathroom). No increase in floor area or change to building height. The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.

**RATIONALE:** The proposed project, which is located two thousand feet inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-2333, 6/10/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The existing one-story structure will not be enlarged. Adequate on-site parking is provided, accessible 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 (536 square feet of permeable landscaped area will be maintained on the 2,099 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 7, 2008 meeting in Oceanside** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

Signature on 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



July 22, 2008

Cynthia Childs  
 2761 Vista Umbrosa  
 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#:** 5-08-175                      **APPLICANT:** Thomas & Valerie Grimstad

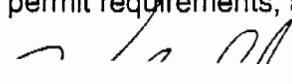
**LOCATION:** 48 Beacon Bay, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of a new 4,239 square foot, two story, 29 foot high at maximum point, single family residence with an attached, 551 square foot, two car garage and 155 square foot, single car carport.

**RATIONALE:** The subject site is an inland lot approximately 4,875 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available east of the site at the Balboa Yacht Basin. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design including directing drainage to vegetated areas and a placement of a French drain across the driveway. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

\_\_\_\_\_  
 PETER DOUGLAS  
 Executive Director

by:  Signature on file  
 \_\_\_\_\_  
 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



July 21, 2008

Laura Kay Dunbar  
499 Arnett Ave  
Ventura, CA 93003

**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#:** 5-08-186

**APPLICANT:** Jan and Steven Dunbar

**LOCATION:** 4102 River Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** The demolition of an existing one-story single family residence and 1-car garage and the construction of a new three-story, 3,131 square foot single family residence and attached 504 square foot 2-car garage on a bulkhead lot. The maximum height of the residential structure will be 29 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.

**RATIONALE:** The subject site is a 3,000 square foot lot designated high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on a bulkhead front lot with a dock. No work is proposed for the bulkhead or dock. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Roof and deck downspouts will be directed to surface area drains leading to the street front of the lot and permeable pavers in the side and backyard areas will allow for greater on-site infiltration and minimization of water runoff. 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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: Signature on file  
KARL SCARVING  
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



July 17, 2008

Chris and Virginia Bredesen  
437 Paseo de la Playa  
Torrance, CA 90277

**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:** 5-08-188                      **APPLICANTS:** Chris and Virginia Bredesen

**LOCATION:** 437 Paseo de la Playa, City of Torrance, Los Angeles County.

**PROPOSED DEVELOPMENT:** The construction of rear yard amenities for an existing single family residence, consisting of 625 square-feet of hardscape, an outdoor fireplace, bbq counter, and trellis, surrounded by a six foot-high glass fence on a 27,810 square-foot blufftop lot. No grading is proposed as a part of this project.

**RATIONALE:** The site is located on the seaward side of Paseo de la Playa, the first public road inland of the sea. Paseo de la Playa is a public street that runs along the top of a coastal bluff that has been developed with single family homes (most built prior to the adoption of the California Coastal Act). The inland side of the street is also developed with single family homes. The site is designated as a low density (R-1 Hillside Overlay District) residential land use zone in the City of Torrance Certified Land Use Plan (LUP). The existing single family residence is a permitted use in the R-1 zone and the proposed project has received the approval of the City of Torrance Planning Department (Site Plan Review and Minor Hillside Exemption No. MIS 08-00156). 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 proposed development will not create any new adverse impacts on existing public access in the area. The proposed project conforms to the height limit and the maintenance of the two existing on-site parking spaces would provide adequate parking consistent with the development standards contained within the City's certified LUP. The landscaping plan will not incorporate any exotic, invasive plant species. 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, 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 **August 6-8, 2008** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by: Signature on file  
Gary Timm  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



July 21, 2008

Ryan Vitt  
3800 River Avenue, Unit B  
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#:** 5-08-189

**APPLICANT:** Ryan Vitt

**LOCATION:** 401 38<sup>th</sup> Street, 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 additional development 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 August 6-8, 2008 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

Signature on file  
KARL SCHWING  
Orange County Area Supervisor

cc: Commissioners/File