

CALIFORNIA COASTAL COMMISSION

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



W19

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

*For the
January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 7, 2009

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 **January 7 & 8, 2009** 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. 5-08-328-W Mr. Hector Ayala (Venice, Los Angeles County)
2. 5-08-333-W Mr. Michael Asay (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-08-206-W Mr. Gary Ovziowitz (Pacific Palisades, Los Angeles County)
2. 5-08-284-W Santa Monica Mountains Conservancy (Pacific Palisades, Los Angeles County)
3. 5-08-296-W Donald Novack (Venice, Los Angeles County)
4. 5-08-304-W Stephen & Susan Compas (Hermosa Beach, Los Angeles County)
5. 5-08-305-W Roger & Sara Boyer (Newport Beach, Orange County)
6. 5-08-310-W U.S. Mooring Systems, Inc., Attn: Mr. Michael Rawlings (Long Beach, Los Angeles County)
7. 5-08-318-W Josh Blanchard (Venice, Los Angeles County)
8. 5-08-327-W Richard Hodgkinson; Nancy Hodgkinson (Newport Beach, Orange County)
9. 5-08-351-W Mr. Stephen Abronson (Santa Monica, Los Angeles County)

EMERGENCY PERMITS

1. 5-08-330-G Monarch Bay Home Owners Association (Dana Point, Orange County)

IMMATERIAL AMENDMENTS

1. 5-92-345-A5 Santa Monica Amusements, Llc, Attn: Dana Wyatt; Santa Monica Amusements, LLC (Santa Monica, Los Angeles County)
2. A-5-RPV-02-324-A8 Long Point Development, LLC (Rancho Palos Verdes, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-05-236-E2 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)

TOTAL OF 15 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>
5-08-328-W Mr. Hector Ayala	249 square foot, one-story addition to an existing one-story single family residence. The addition is comprised of a new study and new bathroom.	2901 Strongs Drive, Venice (Los Angeles County)
5-08-333-W Mr. Michael Asay	Addition of a 380 sq. ft. family room to an existing one-story, 14' tall, 2,660 sq. ft. single-family residence by enclosing a portion of an interior courtyard resulting in a 3,040 sq. ft. residence. The new roof will not exceed the existing roof height. No grading or landscaping is proposed. No work is proposed on the bluff side of the lot.	4038 Calle Ariana, San Clemente (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>
5-08-206-W Mr. Gary Ovziowitz	Demolition of an existing single-family residence and construction of a new two-story, 31-foot high (as measured from centerline of frontage road), 11,267 square-foot single-family residence, with a 1,225 square-foot, 2-car garage, swimming pool and retaining walls on an 31,436 square-foot lot. The proposed project includes the cut/fill of 3,300 cubic yards of soil to accommodate the development.	500 Chautauqua Blvd., Pacific Palisades (Los Angeles County)
5-08-284-W Santa Monica Mountains Conservancy	Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with soil, landscaped and used as a public picnic area.	15601 Sunset Boulevard, Pacific Palisades (Los Angeles County)
5-08-296-W Donald Novack	Demolition of a one-story, 789 square foot single-family residence on a 2,000 square foot lot, and construction of a three-level, 27-foot high, 2,000 square foot (plus attached 465 square foot three-car garage) single-family residence.	651 E. Mildred Ave., Venice (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-08-304-W Stephen & Susan Compas</p>	<p>Remodel and addition to an existing single family residence resulting in a 2,059 square foot, 29 foot high, two-story single family residence with a roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Proposed additions include 444 square-feet of additions to living areas, a 137 square-foot covered second floor deck, a 302 square-foot roof deck, and other cosmetic improvements to the structure. Roof water run-off will be conducted through gutters and downspouts into the site drainage system that incorporates landscaped areas to allow for infiltration, overflow will be directed to an attached sump pump and sent to the public storm drain system. No grading is proposed as a part of the project.</p>	<p>161 Lyndon St., Hermosa Beach (Los Angeles County)</p>
<p>5-08-305-W Roger & Sara Boyer</p>	<p>Demolition of an existing two-story single family residence and construction of a new 2,424 sq. ft., two-story, single-family residence with attached 440 sq. ft. two-car garage, 227 sq. ft. balcony areas, and new 587 sq. ft. roof deck. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. Landscaped planters containing drought resistant, non-invasive plants are proposed.</p>	<p>221 Agate Avenue, Newport Beach (Orange County)</p>
<p>5-08-310-W U.S. Mooring Systems, Inc., Attn: Mr. Michael Rawlings</p>	<p>Temporarily enlarge Rainbow Harbor's docking capacity using 580 linear feet of portable dock floats. The proposed temporary docks consist of fourteen 20'x 8' floating dock modules (280 linear feet) installed between Dock 4 and Dock 5, ten 20'x 8' floating dock modules (200 linear feet) attached to the eastern side of Pine Avenue Pier, and four 20'x 8' floating dock modules (80 linear feet) attached to the end of Pine Avenue Pier. The 280 linear feet of temporary docks between Dock 4 and Dock 5 will be secured in place using sixteen Helix anchors screwed into the harbor bottom. The 280 linear feet of temporary docks attached to Pine Avenue Pier will be secured to the existing pier structure. No new piles will be installed. No eelgrass is proposed to be impacted. The proposed development will be entirely removed from the harbor by August 7, 2009.</p>	<p>Pine Avenue Pier, Rainbow Harbor, Downtown Shoreline,, Long Beach (Los Angeles County)</p>
<p>5-08-318-W Josh Blanchard</p>	<p>Demolition of a one-story duplex on a 3,140 square foot lot, subdivision of the property into two lots, and construction of two three-level, 35-foot high (each with one 39-foot high roof access structure), 2,940 square foot (approx.) single-family residences (one on each lot). Each house has a two-car garage on the ground floor.</p>	<p>2020 & 2022 Alberta Ave. (A.K.A. 301-303 North Venice Boulevard), Venice (Los Angeles County)</p>
<p>5-08-327-W Richard Hodgkinson Nancy Hodgkinson</p>	<p>Demolition of an existing single-family residence and construction of a new 2,958 sq. ft. two-story, 24 ft. tall single family residence with a 2-car garage, new hardscape and no landscaping on a bulkhead lot.</p>	<p>224 Via Lido Nord, Newport Beach (Orange County)</p>
<p>5-08-351-W Mr. Stephen Abronson</p>	<p>Convert an existing 969 square foot retail space to a wine bar (restaurant use) within an existing office and retail mix use building with 187 parking spaces</p>	<p>1401, Ste. 104, Santa Monica (Los Angeles County)</p>

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>
5-08-330-G Monarch Bay Home Owners Association	At the mouth of the Salt Creek outlet at the beach, create 2 sand berms, upcoast and downcoast of the outlet flow, that are limited to 3 feet high and 4 feet wide. The berms shall be constructed from stormwater-impacted sand, immediately adjacent to the riprap at the outlet of Salt Creek. If necessary to direct the flow, a pilot channel, no more than 3 feet wide may be constructed from the area of the berms out to the daily high tide line. The purpose of this work is to re-establish the currently impeded water flow perpendicular to the shoreline at the Salt Creek outlet and to prevent the continued formation of a ponded water area on the beach upcoast of the outlet.	500 Monarch Bay Drive, Dana Point (Orange County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-92-345-A5 Santa Monica Amusements, Llc, Attn: Dana Wyatt Santa Monica Amusements, LLC	Replace five existing rides with new rides and include general facility refurbishing and remodeling.	380 Santa Monica Pier, Santa Monica (Los Angeles County)
A-5-RPV-02-324-A8 Long Point Development, LLC	The amendment proposes beach improvements to an existing bench located in the southeast corner of the subject site. Proposed improvements would include: 1) removal of remnant asphalt, hardened sediments and non-native vegetation, 2) placement of a weed-inhibiting liner to prevent regrowth of non-native vegetation, 3) addition of approximately 1,500 cubic yards of imported sand to cover the upper bench, 4) creation of a drainage channel vegetated with native plant species, designed to convey storm water runoff flowing from an existing 66 inch outfall that opens directly above the existing bench, 5) creation of native plant buffer zone between the highest extant of the existing cobble beach and the improved area, and 6) construction of a foot bridge over the proposed drainage channel complete with educational signage.	6610 Palos Verdes Dr. South, Rancho Palos Verdes (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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5-05-236-E2 Palisades Landmark, Llc	Demolition of two apartment buildings and construction of an 82 unit condominium project in six three level structures above a three level 205 space parking lot; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot on RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community plan.	17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)
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CALIFORNIA COASTAL COMMISSION

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



December 18, 2008

Hector Ayala
2901 Strongs Drive
Venice, CA 90291

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

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

WAIVER: 5-08-328

APPLICANT: Hector Ayala

LOCATION: 2901 Strongs Drive, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Add 249 square feet (study & bathroom) to an existing one-story, 1,105 square foot single-family residence with an attached one-car garage.

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (between the beach and the Venice Canals neighborhood), has received an approval from the City of Los Angeles Planning Department (Case #DIR-2008-4803-VSO) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition that does not increase the height of the structure, it requires a coastal development permit because it is situated within 300 feet of the mean high tide line of Grand Canal and would result in a floor area increase greater than ten percent of the existing building's internal floor area (Ca. Regs. Sec. 13253). The one-story house conforms with the thirty-foot height limit for the area and the existing on-site parking (a one-car garage) will be maintained. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of existing permeable landscaped areas on the site (1,051 square feet). Therefore, 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 **January 7, 2009 meeting in Oceanside**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

Original Signed By
(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



December 23, 2008

Kevin Schley
25225 Mackenzie
Laguna Hills, CA 92653

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#: 5-08-333

APPLICANT: Michael and Sandra Asay

LOCATION: 4038 Calle Ariana, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Addition of a 380 sq. ft. family room to an existing one-story, 14' tall, 2,660 sq. ft. single-family residence by enclosing a portion of an interior courtyard resulting in a 3,040 sq. ft. residence. The new roof will not exceed the existing roof height. No grading or landscaping is proposed. No work is proposed on the bluff side of the lot.

RATIONALE: The subject site is a 9,390 square foot bluff top lot within the first public road and the sea and is designated as residential low density (RL) in the San Clemente Land Use Plan (LUP). The proposed project is a remodel of an existing one-story single-family residence, adding square footage to the ground floor by enclosing a portion of an interior courtyard, all proposed work is within the exterior walls of the house (within the existing footprint). The project conforms to the Commission's typical parking requirement of two spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Water runoff from the new roof will be collected by new downspouts and directed to area drains in the remaining portion of the interior courtyard. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 7-9, 2009 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: (signature on file)
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



December 22, 2008

DCC Design and Construction Center
4741 Laurel Canyon, Suite 201
Valley Village, CA 91607

**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#: 5-08-206

APPLICANT: Gary Ovsiowitz

LOCATION: 500 Chautauqua Boulevard, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 31-foot high (as measured from centerline of frontage road), 11,267 square-foot single-family residence, with a 1,225 square-foot, 2-car garage, swimming pool and retaining walls on an 31,436 square-foot lot. The proposed project includes the cut/fill of 3,300 cubic yards of soil to accommodate the development.

RATIONALE: The proposed project, which is located approximately ½ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2008-2449-AIC) and is consistent with the RE20-1 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 (15,460 square-feet of permeable area will be maintained on the 31,436 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 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 and Soil Approval letter from the City. 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 **January 7-9, 2009** 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

Original Signed By _____
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



December 19, 2008

April Verbanac
Dudek
621 Chapala Street
Santa Barbara, CA 93101

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#: 5-08-284

APPLICANT: Santa Monica Mountains Conservancy

LOCATION: 15601 Sunset Boulevard, Pacific Palisades, City of Los Angeles.

PROPOSED DEVELOPMENT: Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with soil, landscaped and used as a public picnic area.

RATIONALE: The proposed project is located in a developed regional park. The pool structure will remain in place and the cement liner will be punctured to allow drainage after it is filled with soil. The area will continue to be used for public recreation and the filling of the pool will have no significant impact on coastal views, public access, or public recreation opportunities, and is consistent with the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 7-9, 2009 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

Original Signed By _____
(signature on file)
GARY TIMM
COASTAL PROGRAM MANAGER

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 18, 2008

Matt Jewett, Schmitz & Associates, Inc.
29350 Pacific Coast Highway, #12
Malibu, CA 90265

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: 5-08-296**APPLICANT:** Donald Novack**LOCATION:** 651 Mildred Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 789 square foot single-family residence on a 2,000 square foot lot, and construction of a three-level, 27-foot high, 2,000 square foot (plus attached 465 square foot three-car garage) single-family residence.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2007-2813, 8/15/07) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed 27-foot high flat-roofed single-family residence is three feet lower than the thirty-foot height limit for structures with varied rooflines in the Southeast Venice area, but it exceeds (by two feet) the 25-foot height limit for flat-roofed structures. The proposed project is similar in height and scale as the other existing homes on the street, most of which are thirty feet in height. Therefore, the proposed 27-foot high house is consistent with community character and will have no negative effect on visual resources. Adequate on-site parking is provided by a three-car garage accessed from Mildred Avenue (there is no alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the site (approximately 903 square feet of permeable landscaped area will be maintained on the lot). 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 **January 7, 2009 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 re

PETER DOUGLAS
Executive Director

cc: Commissioners/File

Original Signed By
(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



December 22, 2008

Stephen and Susan Compas
P.O. Box 1021
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#: 5-08-304

APPLICANT: Stephen and Susan Compas

LOCATION: 161 Lyndon Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing single family residence resulting in a 2,059 square foot, 29 foot high, two-story single family residence with a roof deck, and enclosed parking for two vehicles and two open guest parking spaces. Proposed additions include 444 square-feet of additions to living areas, a 137 square-foot covered second floor deck, a 302 square-foot roof deck, and other cosmetic improvements to the structure. Roof water run-off will be conducted through gutters and downspouts into the site drainage system that incorporates landscaped areas to allow for infiltration, overflow will be directed to an attached sump pump and sent to the public storm drain system. No grading is proposed as a part of the project.

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 2,861 square-foot lot. The area is zoned R-3, high-density residential. The proposed project conforms to the proposed City zoning standards of a 30 foot height limit above grade as calculated by the City of Hermosa Beach. The proposed project is consistent with land use, height and density of several recent Coastal Commission actions in the vicinity. The proposed 4 on-site parking spaces provide parking consistent with the development standards contained within both the City's Certified LUP and proposed IP. The proposed project conforms to the existing and proposed LUP permitted uses for an R-3 high-density zone. 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 **January 7-9, 2009** 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

Original Signed By _____
by: _____ (signature on file) _____
Gary Timm
Coastal Program Manager

CALIFORNIA COASTAL COMMISSION

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December 23, 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#: 5-08-305

APPLICANT: Roger and Sara Boyer

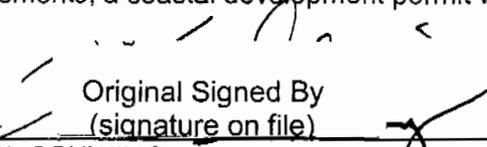
LOCATION: 221 Agate Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single family residence and construction of a new 2,424 sq. ft., two-story, single-family residence with attached 440 sq. ft. two-car garage, 227 sq. ft. balcony areas, and new 587 sq. ft. roof deck. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. Landscaped planters containing drought resistant, non-invasive plants are proposed.

RATIONALE: The subject site is a 2,550 square foot lot designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot between the first public road and the sea. The proposed project involves the demolition and reconstruction of a single family residence. The 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. Runoff will be directed to landscaped planters, surface area drains and roof downspouts will drain to an underground drainage system to the front of the lot, drainage at the rear of the lot will be directed over a French drain for onsite percolation prior to draining toward the alley. Public coastal access is available approximately 300 feet west of the site at the end of Agate Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. 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 **January 7-9, 2009** 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

Original Signed By
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



December 18, 2008

Michael Rawlings, U.S. Mooring Systems, Inc.
5842 McFadden, Unit M
Huntington Beach, CA 92649

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

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

WAIVER: 5-08-310 **APPLICANT:** U.S. Mooring Systems, Inc.

LOCATION: Pine Avenue Pier, Rainbow Harbor, Downtown Shoreline, City of Long Beach.

PROPOSED DEVELOPMENT: Temporarily enlarge Rainbow Harbor's docking capacity using 580 linear feet of portable dock floats. The proposed temporary docks consist of fourteen 20'x 8' floating dock modules (280 linear feet) installed between Dock 4 and Dock 5, ten 20'x 8' floating dock modules (200 linear feet) attached to the eastern side of Pine Avenue Pier, and four 20'x 8' floating dock modules (80 linear feet) attached to the end of Pine Avenue Pier. The 280 linear feet of temporary docks between Dock 4 and Dock 5 will be secured in place using sixteen Helix anchors screwed into the harbor bottom. The 280 linear feet of temporary docks attached to Pine Avenue Pier will be secured to the existing pier structure. No new piles will be installed. No eelgrass is proposed to be impacted. The proposed development will be entirely removed from the harbor by August 7, 2009.

RATIONALE: The project site is within the waters of Rainbow Harbor. The public pier and adjoining Rainbow Harbor Esplanade will remain open to the general public. The proposed development will provide additional docking space necessary for the bi-annual Transpac Regatta sailboat race. The recreational boating event will take place during July 2009 and will use the proposed temporary development for docking of participants' and guest's vessels. An underwater survey conducted by Coastal resources Management, Inc. on November 4, 2008 found no eelgrass or *Caulerpa taxifolia* to be present in the project area. The docks will be floated in and then installed. Set up will take approximately four days during the last week of June 2009, and removal will be completed by August 7, 2009. No fueling docks, fueling, or discharge of pollutants is proposed or authorized. The proposed project will enhance existing public recreation opportunities and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. 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.

This waiver will not become effective until reported to the Commission at its **January 7, 2009 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.

Original Signed By
(signature on file)

CHARLES R. POSNER
Coastal Program Analyst

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 18, 2008

Josh Blanchard
1509 Cabrillo Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-318**APPLICANT:** Josh Blanchard**LOCATION:** 2020 & 2022 Alberta Avenue (a.k.a. 301-303 North Venice Boulevard), Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story duplex on a 3,140 square foot lot, subdivision of the property into two lots, and construction of two three-level, 35-foot high (each with one 39-foot high roof access structure), 2,940 square foot (approx.) single-family residences (one on each lot). Each house has a two-car garage on the ground floor.**RATIONALE:** The project site, which is located within three hundred feet of the Venice Canals (Grand Canal), is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The City of Los Angeles Planning Department has approved Local Coastal Development Permit No. ZA-2005-9461-M1 and Parcel Map No. AA-2005-9431-M1 for the proposed development, which is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed two-lot subdivision and two residential units (one on each lot) conforms to the Commission's density limit for the site and the 30-to-35-foot height limit for projects in the North Venice area. Adequate on-site parking is provided for the proposed development: a two-car garage for each residence. The driveways for the on-site parking include two new curb cuts on Alberta Avenue, as the site does not abut an 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. 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 **January 7, 2009 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.

Original Signed By
(signature on file)

CHARLES R. POSNER
Coastal Program Analyst

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 24, 2008

Kevin Kozal
HLM Law
1250 6th Street, Suite 300
Santa Monica, CA 90401

**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#: 5-08-351

APPLICANT: Stephen Abronson

LOCATION: 1401 Ocean Avenue, Suite 104, Santa Monica

PROPOSED DEVELOPMENT: Convert an existing 969 square foot retail space to a wine bar (restaurant use) within an existing office and retail mix use building with 187 parking spaces.

RATIONALE: The proposed site is located in the Santa Monica Downtown area. The proposed change in use will increase the intensity of use and change the parking demand by approximately 10 to 12 spaces; however, the applicant has submitted a parking study indicating that based on shared use and varying peak demands of the existing uses, there is an adequate supply of parking to support the change in use. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 7-9, 2009 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

Original Signed 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

**EMERGENCY PERMIT**

DATE: December 10, 2008
EMERGENCY PERMIT: 5-08-330-G
APPLICANT: Monarch Bay Home Owners Association
LOCATION: 500 Monarch Bay Drive, City of Dana Point (Orange County)
APN# 670-151-55

EMERGENCY WORK AUTHORIZED:

At the mouth of the Salt Creek outlet at the beach, create 2 sand berms, upcoast and downcoast of the outlet flow, that are limited to 3 feet high and 4 feet wide. The berms shall be constructed from stormwater-impacted sand, immediately adjacent to the riprap at the outlet of Salt Creek. If necessary to direct the flow, a pilot channel, no more than 3 feet wide may be constructed from the area of the berms out to the daily high tide line. The purpose of this work is to re-establish the currently impeded water flow perpendicular to the shoreline at the Salt Creek outlet and to prevent the continued formation of a ponded water area on the beach upcoast of the outlet.

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 beach flooding with potentially polluted standing water 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

E>

Original Signed By

By: (signature on file)

By: Sherilyn Sarb
Title: Deputy Director

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. This is a one-time authorization of the work described and does not authorize any continual work to maintain the channel or sand berms approved in this emergency coastal development permit. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit or amend the application that is on appeal to the Commission (i.e. A-5-DPT-08-275)(to be decided in consultation with the Executive Director) for longer term sand management and beach maintenance activities. 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 in writing by the Executive Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies and/or authorizations from property owners or anyone having any legal interest in the property upon which the work is proposed to take place, including, but not limited to State Lands Commission, Regional Water Quality Control Board, CA Department of Fish and Game, and U.S. Army Corps of Engineers, and Avco Community Developers, Inc.
7. Access to the site, equipment, or emergency work activities shall not disturb grunion spawning areas. Equipment shall not disturb the sand, drive over, or deposit more sand within the grunion spawning areas. In addition, no mechanized equipment should operate below the daily high water mark and no storage of equipment or construction material is authorized on the sandy beach areas. Proposed work shall be monitored by a qualified biologist to assure that work is conducted in compliance with the biological resource avoidance requirements identified in this condition and condition numbers 8 and 9 below. The qualified biologist shall document the work authorized by this emergency CDP and shall submit, to the Executive Director, photographs of such work.
8. Sand used to create the berms shall only be obtained from sandy beach areas soaked by freshwater/stormwater at the Salt Creek outlet and not from dry sandy areas nor areas soaked by ocean water. No organic beach wrack¹ may be removed from the beach. Only minor, incidental relocation of beach wrack within the allowed work areas may occur. Relocation or covering of beach wrack is prohibited outside the approved work areas.
9. No fill or sanitization of the existing depression on the beach upcoast of the Salt Creek outlet is authorized. Inorganic trash may be removed by hand. Any beach wrack picked up during trash removal must be separated from the trash and

¹ The term "wrack" or "beach wrack" is used to describe the organic material such as kelp and sea grass that is cast up onto the beach by surf, tides, and wind.

returned to the area from which it was removed (removal of beach wrack is prohibited).

10. The proposed unlined sand channel shall be aligned in a manner which provides for safe, level, unobstructed public access to and along those beach areas the public has a legal right to utilize. The top elevation of the sand berms shall not be more than three (3) feet above the adjacent sandy beach and shall not exceed four (4) feet width.
11. **OTHER:**
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 public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all present and future owners and possessors of the subject property to the terms and conditions.

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: Aaron McLendon, CCC, Statewide Enforcement Analyst
Fernie Sy, CCC, Coastal Program Analyst
Teresa Henry, CCC, District Manager
Sherilyn Sarb, CCC, Deputy Director
Jack Gregg, CCC, Water Quality Unit
Kenneth J. Gerard, Esq., AVCO Community Developers, Inc.
Thomas J. Lincoln, Esq., AVCO Community Developers, Inc.
Thomas P. Davis, Esq., Monarch Bay Association
George S. Burns, Esq., Monarch Bay Club
Paul Sampedro, Monarch Bay Resident and potential project manager (via email)
John B. Miles, Esq., Monarch Bay Land Association
Kyle Butterwick, City of Dana Point
Susan Brodeur, Senior Coastal Engineer, OC Watersheds
Regional Water Quality Control Board
US Army Corps of Engineers
California Department of Fish and Game

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071

5-92-345A5

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: December 24, 2008

SUBJECT: Permit No. 5-92-345 **Granted to:** Santa Monica Amusements, L.L.C.

for: Develop an amusement area ("Pacific Park") consisting of twelve family rides varying in height with a maximum height of 85 feet, twenty-one game booths and up to ten food booths on 70,000 square feet of the Santa Monica Municipal Pier. The project also includes developing a currently vacant dirt lot into an 88 space parking lot and restriping the State parking lot immediately adjacent to and north of the pier for an additional 285 spaces.

PROJECT SITE: 380 Santa Monica Pier, Santa Monica

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):

Replace five existing rides with new rides and include general facility refurbishing and remodeling.

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):

According to the applicant the request is to rotate the existing rides with new rides that will continue to attract people. The new rides will be placed within existing Pacific Park amusement area. The height of the new replacement rides are within the 45 foot height limit established by the City for the Pier and all improvements will be within the perimeter of the amusement park area. As proposed the project will not adversely impact public access or coastal views and is consistent with the Chapter 3 policies of the Coastal.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla 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

**A-5-RPV-02-324-A8****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: December 23, 2008

SUBJECT: Coastal Development Permit No. **A-5-RPV-02-324** granted to Ocean Trails on June 11, 2003 for:

Construction of a 582 room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas", golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.

AT: 6610 Palos Verdes Drive South, City of Rancho Palos Verdes (Los Angeles County)

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

DESCRIPTION OF AMENDMENT REQUEST NO. A-5-RPV-02-324-A8:

The amendment proposes beach improvements to an existing bench located in the southeast corner of the subject site. Proposed improvements would include: 1) removal of remnant asphalt, hardened sediments and non-native vegetation, 2) placement of a weed-inhibiting liner to prevent regrowth of non-native vegetation, 3) addition of approximately 1,500 cubic yards of imported sand to cover the upper bench, 4) creation of a drainage channel vegetated with native plant species, designed to convey storm water runoff flowing from an existing 66 inch outfall that opens directly above the existing bench, 5) creation of native plant buffer zone between the highest extant of the existing cobble beach and the improved area, and 6) construction of a foot bridge over the proposed drainage channel complete with educational signage.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed project would replace existing debris and non-native vegetation on an approximately 0.68 acre bench with a sand covered area and a bioswale vegetated with native plant species and designed to channel seasonal storm runoff from an existing 66 inch storm drain located on the blufftop directly above the bench. The proposed bench improvements have been reviewed and approved by the City of Rancho Palos Verdes, and the State Lands Commission has granted a lease to the applicant to rehabilitate and maintain the beach area

The existing bench is located at an elevation of approximately 12 vertical feet above Mean Sea Level approximately seven vertical feet above Highest Water Level. There is no evidence that the bench has received any tidal inundation or wave uprush in the past 25 years. Under present conditions large storm events create runoff levels that sheet flow across the bench and require placement of sand bags and plastic sheeting to control erosion.

The proposed improvements would improve public access and recreation to an area that currently is unsafe due to erosion and difficult to access due to overgrowth of non-native plant species. Removal of remnant asphalt and non-native plant species will assist in returning the bench area to a more natural condition. The planting of native plants within the proposed bioswale and along the toe of the bench will further aid in the restoration of the area. The proposed drainage channel would serve to direct and infiltrate runoff in manner that would reduce impacts to the adjacent beach and intertidal areas. The beach rehabilitation portion of the project would require the importation of approximately 1500 cubic yards of sand. The imported sand would be located well above the Highest Water Level and would not be subject to wave uprush or tidal inundation thereby not impacting the intertidal habitat located seaward of the bench area. Additionally the imported sand would create a beach area that would facilitate public access and recreation to this shoreline area. The proposed foot bridge and attached signage would improve public access and assist in educating the public as to the importance of the unique natural resources located on-site.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

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

CALIFORNIA COASTAL COMMISSION

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



5-05-236-E2

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 23, 2008

Notice is hereby given that **Palisades Landmark LLC**, have applied for a one-year extension of **5-05-236** granted by the California Coastal Commission on February 8, 2006 for:

Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and Re9-1 zoned site; designated Low Medium II Residential and Low Residential in the Community plan.

At: 17331-17333 Tramonto Drive, Pacific Palisades (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: _____ Original Signed By
(signature on file)

Gabriel Buhr
Coastal Program Analyst