

CALIFORNIA COASTAL COMMISSION

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



TH14

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

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 8, 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 **October 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. 5-09-037-W Mr. & Mrs. Burr McKeehan (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-09-149-W City Of Redondo Beach, Attn: Steve Huang (Redondo Beach, Los Angeles County)
2. 5-09-158-W Ms. Rosanne Ziering (Pacific Palisades, Los Angeles County)
3. 5-09-159-W Mr. & Mrs. Neil Perlman; Mr. & Mrs. John Brown (Newport Beach, Orange County)
4. 5-09-165-W Via Burton, L.P., A California Limited Partnership (Hermosa Beach, Los Angeles County)
5. 5-09-166-W California Department Of Fish & Game, Attn: William P. Messier; Samuel J-Y Lew (Newport Beach, Orange County)
6. 5-09-176-W Ms. Grace Lee (San Pedro, Los Angeles County)
7. 5-09-181-W Mr. & Mrs. Ben Anderson (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-06-117-A1 City Of Newport Beach, Attn: Mr. Chris Miller (Newport Beach, Orange County)
2. 5-01-037-A6 Fantasea Charters; Pacific Marina Ventures (Marina Del Rey, Los Angeles County)
3. 5-02-142-A1 City Of San Clemente, Attn: Mike Parness, City Manager (San Clemente, Orange County)

EXTENSION - IMMATERIAL

1. 5-07-237-E1 Carson Daly Trust (Pacific Palisades, Los Angeles County)
2. 5-07-210-E1 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto (Marina Del Rey, Los Angeles County)

TOTAL OF 13 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-037-W Mr. & Mrs. Burr McKeehan	Remodel and addition of 655 square feet to an existing single-family residence. Resultant residence will be two stories (28 feet high) and 3,583 square feet, plus a 242 square foot lower cabana level. There is no garage on site (designated parking is provided elsewhere).	16 Bay Island, Newport 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>
5-09-149-W City Of Redondo Beach, Attn: Steve Huang	Replace 480 square foot deteriorated wooden transient vessel dock with same size precast concrete floating dock. Existing piles will be used with no new piles. Best Management Practices will be incorporated during construction and operation of the dock.	South of Seaside Lagoon Marine Park, Redondo Beach (Los Angeles County)
5-09-158-W Ms. Rosanne Ziering	Demolition of two single-family residences and accessory structures on two adjoining lots and construction of an 8,136 square foot, 18 foot high, single-family residence across both lots (lot tie), with 648 square foot garage, and swimming pool.	257 Tranquillo Rd., Pacific Palisades (Los Angeles County)
5-09-159-W Mr. & Mrs. Neil Perlman Mr. & Mrs. John Brown	Lot line adjustment to merge three (3) lots resulting in two (2) lots. This will result in a 3,735 square foot lot (1706 Miramar Drive) and a 4,471 square foot lot (1714 Miramar Drive). In addition, demolition of the existing residence located at 1710 Miramar Drive is proposed and is allowed under Categorical Exclusion E-77-5 (further discussed below).	1706, 1710 & 1714 Miramar Drive, Newport Beach (Orange County)
5-09-165-W Via Burton, L.P., A California Limited Partnership	Demolition of a two-story, 1,716 square foot single-family residence and swimming pool on a sloping 4,505 square foot lot, and construction of a three-level, 25-foot high, 5,997 square foot single-family residence with a 881 square foot four-car garage in the basement. Solar panels on roof. Excavation and export of 650 cubic yards of sand.	1909 Bayview Drive, Hermosa Beach (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-166-W California Department Of Fish & Game, Attn: William P. Messier Samuel J-Y Lew</p>	<p>Construct two (2) kayak and canoe racks. Each will have the following dimensions: 7' (L) x 6' (W) x 4' (H). Four kayaks or canoes can be stored within each rack. The project site is approximately 25 square feet and will be leveled off by approximately two to four inches using shovels and manual labor. No soil will be removed from the site. One yard of aggregate base rock ¼" to ½" in size or pea gravel will be added to the project area. Grading will consist of 33 cubic yards of import, which will balance on-site.</p>	<p>Back Bay Science Center (Shellmaker Island), Newport Beach (Orange County)</p>
<p>5-09-176-W Ms. Grace Lee</p>	<p>Remodel and convert an existing 1,398 square foot, 15 foot high, single-family residence to a duplex with four parking spaces (existing two-car garage and two covered spaces).</p>	<p>477 W. 12th Street, San Pedro (Los Angeles County)</p>
<p>5-09-181-W Mr. & Mrs. Ben Anderson</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>514 36th Street, Newport Beach (Orange County)</p>

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>
<p>5-06-117-A1 City Of Newport Beach, Attn: Mr. Chris Miller</p>	<p>Extend the term of approval of the authorization for dock, pier and gangway reconstruction from October 23, 2009, to October 23, 2011. All work authorized by the Executive Director must be completed prior to that date</p>	<p>Lower And Upper Newport Bay, Newport Beach (Orange County)</p>
<p>5-01-037-A6 Fantasea Charters Pacific Marina Ventures</p>	<p>Continue the use of the dock for temporary mooring of the charter yacht for an additional two year period.</p>	<p>13570 Mindanao Way, Marina Del Rey (Los Angeles County)</p>
<p>5-02-142-A1 City Of San Clemente, Attn: Mike Parness, City Manager</p>	<p>The proposed CDP amendment is to extend the term of CDP 5-02-142 for a second 5-year term from December 2009-December 2014. CDP 5-02-142 for the City's Opportunistic San Replenishment Program was valid for a five year term beginning December 2004.</p>	<p>North Beach, Linda Lane, T-Street North & T-Street South), San Clemente (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-07-237-E1 Carson Daly Trust</p>	<p>Demolition of a single-family residence and accessory structure and construction of a swimming pool, spa, shade pavilion, accessory structure, hardscape, landscaping and minor grading to direct runoff toward street.</p>	<p>101 & 111 Ocean Way, Pacific Palisades (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-07-210-E1

Los Angeles County
Department Of Beaches And
Harbors, Attn: Charlotte
Miyamoto

Rehabilitate and convert existing manually operated
tide gate to an automated and electronically
controlled system, and install trash rack.

Marina Way And Grand Canal, Marina Del Rey
(Los Angeles County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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September 17, 2009

Steve Huang
City of Redondo Beach
415 Diamond Street
Redondo Beach, 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#: 5-09-149

APPLICANT: City of Redondo Beach

LOCATION: South of Seaside Lagoon Marine Park, Redondo Beach.

PROPOSED DEVELOPMENT: Replace 480 square foot deteriorated wooden transient vessel dock with same size precast concrete floating dock. Existing piles will be used with no new piles. Best Management Practices will be incorporated during construction and operation of the dock.

RATIONALE: The proposed project will replace deteriorating dock with no change in size from the existing dock. All work will be done outside of the water, with the new dock floated into place. The project will incorporate best management practices during construction and operation of the dock. Based on past studies and a field check there is no eel grass or caulerpa in the area. Final U.S. Army Corps approval will be obtained. 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 October 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

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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September 24, 2009

Siddhartha Majumdar
8909 Washington Blvd.
Culver City, CA 90232

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

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

WAIVER#: 5-09-158

APPLICANT: Ms. Rosanne Ziering

LOCATION: 257 Tranquillo Rd., Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of two single-family residences and accessory structures on two adjoining lots and construction of an 8,136 square foot, 18 foot high, single-family residence across both lots (lot tie), with 648 square foot garage, and swimming pool.

RATIONALE: The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2009-2651AIC from the City of Los Angeles Planning Department (11/18/09). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), 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 October 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

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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September 23, 2009

Neil Perlman
1714 Miramar Drive
Newport Beach, CA 92661

John Brown
1706 Miramar Drive
Newport Beach, CA 92661

**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#: 5-09-159

APPLICANT: Neil Perlman & John Brown

LOCATION: 1706, 1710 & 1714 Miramar Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Lot line adjustment to merge three (3) lots resulting in two (2) lots. This will result in a 3,735 square foot lot (1706 Miramar Drive) and a 4,471 square foot lot (1714 Miramar Drive). In addition, demolition of the existing residence located at 1710 Miramar Drive is proposed and is allowed under Categorical Exclusion E-77-5 (further discussed below).

RATIONALE: The subject sites are designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and are inland lots not located between the first public road and the sea. The proposed project has been approved by the City of Newport Beach Planning Department (Lot Line Adjustment No. PA2009-058) and involves merging three (3) lots resulting in two (2) lots. There is no proposed change in use. Demolition of the existing residence at 1710 Miramar Drive is also proposed. However, demolition of the existing residence is allowed under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. Therefore, Commission approval for the demolition of the residence is not needed. The proposed project is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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September 16, 2009

Elizabeth Srour, Srour & Associates, LLC
1001 Sixth Street, #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: 5-09-165**APPLICANT:** Via Burton LP**LOCATION:** 1909 Bayview Drive, City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two-story, 1,716 square foot single-family residence and swimming pool on a sloping 4,505 square foot lot, and construction of a three-level, 25-foot high, 5,997 square foot single-family residence with a 881 square foot four-car garage in the basement. Solar panels on roof. Excavation and export of 650 cubic yards of sand.

RATIONALE: The site, which is three blocks inland of the Strand, is designated as low density (R-1) residential land use in the City of Hermosa Beach Certified Land Use Plan (LUP). The proposed single family residence is a permitted use in the R-1 zone and has received an approval in concept from the City of Hermosa Beach Community Development Department. The proposed project conforms to the 25-foot height limit above grade. The proposed four on-site parking spaces provide adequate parking for the single-family residence. 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 (830 square feet of permeable area will be maintained on the 4,505 square foot lot). Roof water run-off will be conducted through gutters and downspouts into landscaped areas channeled into the on-site drainage system consisting of a infiltration pit to allow for natural percolation, with excess runoff directed into the public storm drain system. 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 **October 8, 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.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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Long Beach, CA 90802-4302
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September 23, 2009

California Department of Fish and Game (CDFG)
Attn: William Messier
600 Shellmaker Road
Newport Beach, CA 92660

Samuel Lew
3201 Michigan Avenue
Costa Mesa, CA 92626

**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#: 5-09-166 **APPLICANT:** CDFG & Samuel Lew

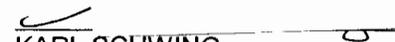
LOCATION: Back Bay Science Center (Shellmaker Island), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construct two (2) kayak and canoe racks. Each will have the following dimensions: 7' (L) x 6' (W) x 4' (H). Four kayaks or canoes can be stored within each rack. The project site is approximately 25 square feet and will be leveled off by approximately two to four inches using shovels and manual labor. No soil will be removed from the site. One yard of aggregate base rock ¼" to ½" in size or pea gravel will be added to the project area. Grading will consist of 33 cubic yards of import, which will balance on-site.

RATIONALE: The subject site is the Back Bay Science Center located on Shellmaker Island. More specifically, the site where the kayak and canoe rack will be placed is located immediately southwest of a gangway leading to the marine docks and a fishing shed; 51-feet northeast of a teaching lab, a gravel parking area, and the touch tank. The project site is a high traffic regularly maintained area and is adjacent to a Ficus tree that is habitat to breeding Night Herons (April to September). The proposed project will not begin until after the breeding season. Also, the project will not impact native plant vegetation. Public access to Upper Newport Bay is available on Shellmaker Island. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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


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



September 24, 2009

Arthur Alaniz
6939 Hedgewood Dr.
Rancho Palos Verdes, CA 90275

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#: 5-09-176W

APPLICANT: Ms. Grace Lee

LOCATION: 477 W. 12th Street, San Pedro

PROPOSED DEVELOPMENT: Remodel and convert an existing 1,398 square foot, 15 foot high, single-family residence to a duplex with four parking spaces (existing two-car garage and two covered spaces).

RATIONALE: The proposed project is approximately .25 miles from the ocean (Port of Los Angeles' Main channel) and located in a residential neighborhood. There will be no change in height or bulk of the existing building and the duplex will be consistent with the R2 low-medium residential zoning and with the character and scale of the surrounding neighborhood. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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


Al J. Pádilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



September 21, 2009

Ben C Anderson and Michelle Anderson
3194-C2 Airport Loop Drive
Costa Mesa, CA 92626

**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#: 5-09-181

APPLICANT: Ben C Anderson and Michelle Anderson

LOCATION: 514 36th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

RATIONALE: The subject lot is an inland 2,850 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2009-008[PA2009-112], 09/10/09). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Demolition of an existing single-family residence and construction of a new three-story 3,299 square foot duplex with an attached 524 square foot two-car garage and two additional carport spaces was previously approved by the Commission in 2003 under CDP 5-03-294-W. The subdivision of land was not included in the 2003 approval. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 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

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

5-06-117-A1**NOTICE OF PROPOSED AMENDMENT TO PERMIT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: September 28, 2009
SUBJECT: Permit No. 5-06-117 granted to the City of Newport Beach for:

Beach nourishment of up to 20,000 cubic yards a year of suitable dredged material from existing dock areas; and replacement in-kind or construction of an alternative alignment of residentially associated piers, docks, and gangways. Individual beach nourishment events are not to exceed 1000 cubic yards of material per event. Individual off-shore disposal events are not to exceed 1,000 cubic yards of material. No work is authorized within 15 feet of any eelgrass bed.

PROJECT SITE: Beach Nourishment and Docks, Piers and Gangways: Between the shoreline and project line, on beaches and within bay waters, at street ends and in front of bulkheads in lower Newport Bay and within Upper Newport Bay in the bulkheaded areas of Dover Shores, Bayside Village and existing docks at Shellmaker Island, City of Newport Beach, Orange County

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

Extend the term of approval of the authorization for dock, pier and gangway reconstruction from October 23, 2009, to October 23, 2011. All work authorized by the Executive Director must be completed prior to that date.

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 work will be occurring on, within, or adjacent to coastal waters. The proposed repair, minor modification, and in-alignment replacement of private, non-commercial docks, floats, and piers supports recreational boating which is an encouraged marine related use of coastal waters. The development will not significantly adversely impact eelgrass beds as there are no eelgrass beds within 15 feet of the project area. *Caulerpa taxifolia* will be avoided so as to prevent spread of this invasive aquatic algae. Special conditions previously imposed require avoidance of eelgrass impacts, conformance with *Caulerpa taxifolia* survey requirements and avoidance, conformance with water quality protection requirements, among others. All previously imposed conditions remain in effect (except as modified as a result of this amendment). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

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

**5-01-037A6****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: September 24, 2009

SUBJECT: Permit No. 5-01-037 **granted to:** Fantasea Charters & Los Angeles
County Beaches and Harbors

for: Temporarily moor a 119 foot charter yacht.

PROJECT SITE: 13570 Mindanao Way (Parcel 77), Marina del Rey

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):

Continue the use of the dock for temporary mooring of the charter yacht for an additional two year period.

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 removal of the small boat fingers and use of the dock by the yacht was originally approved in part because the docks were dilapidated and not available for public use. The County and current leaseholder are currently in negotiations to develop the parcel. The docks will continue to be unavailable for public use until a development plan is approved. In the interim, the applicant has improved the dock and proposes to continue to temporarily use the dock for mooring purposes only. Charter operations have and will continue to operate in the commercial area at Fisherman Village. Approval of the permit amendment request will not affect future use of the docks and the ship continues to comply with all County boating requirements. The proposed development, as conditioned in the original permit, will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

5-02-142-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: September 29, 2009
SUBJECT: Coastal Development Permit #5-02-142 granted to the City of San Clemente for:

A 5-year term permit to expedite opportunistic beach replenishment projects at four receiver sites throughout the City of San Clemente. All potential sand projects would undergo three stages of project review at the City. Stage 1: review potential sand source material against a detailed Minimum Criteria Acceptability checklist, Stage 2: Sampling & Analysis Plan prepared and approved by ACOE, Stage 3: City evaluation of sand material for project size, location, disposal method, timing, etc. The maximum proportion of fine-grained particles (or fines, defined as silts and clays passing through the number 200 sieve) in this sand source is 25%. Sand will be delivered to the replenishment site(s) by trucks or other suitable means (scrapers, conveyors) and placed using conventional earth moving equipment (e.g. bulldozer).

AT: North Beach, Linda Lane, T-Street North and T-Street South, City of San Clemente (Orange County)

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

DESCRIPTION OF AMENDMENT REQUEST:

The proposed CDP amendment is to extend the term of CDP 5-02-142 for a second 5-year term from December 2009-December 2014. CDP 5-02-142 for the City's Opportunistic San Replenishment Program was valid for a five year term beginning December 2004.

FINDINGS:

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

No changes are proposed to the Opportunistic San Replenishment Program as previously approved under CDP 5-02-142.

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

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

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov



September 24, 2009

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Carson Daly Trust**
has applied for a one year extension of Permit No: **5-07-237-E1**
granted by the California Coastal Commission on: **October 10, 2007**

for **Demolition of a single-family residence and accessory structure and construction of a swimming pool, spa, shade pavilion, accessory structure, hardscape, landscaping and minor grading to direct runoff toward street.**

at **101 & 111 Ocean Way, 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: AL PADILLA
Coastal Program Analyst

cc: Local Planning Dept.
Equinox Architecture, Inc, Attn: James Gelfat

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
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September 24, 2009

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Los Angeles County Department Of Beaches
And Harbors, Attn: Charlotte Miyamoto**

has applied for a one year extension of Permit No: **5-07-210-E1**

granted by the California Coastal Commission on: **November 15, 2007**

for **Rehabilitate and convert existing manually operated tide gate to an automated and electronically controlled system, and install trash rack.**

at **Marina Way And Grand Canal, Marina Del Rey (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: AL PADILLA
Coastal Program Analyst

cc: Local Planning Dept.

Los Angeles Co. Dept. Of Public Works, Attn: Gil Garcia