

**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*

***November Meeting of the California Coastal Commission***

**MEMORANDUM**

Date: November 5, 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 **November 5, 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. 5-09-185-W John H. Slavik (Newport Beach, Orange County)

***DE MINIMIS WAIVERS***

1. 5-08-203-W Joseph Davis (Seal Beach, Orange County)
2. 5-09-154-W Mr. & Mrs. Timothy McDaniel; Greg O'Connor (Pacific Palisades, Los Angeles County)
3. 5-09-169-W William King Howenstein (Pacific Palisades, Los Angeles County)
4. 5-09-172-W Danny Rojany (Marina Del Rey, Los Angeles County)
5. 5-09-191-W City Of Santa Monica, Civil Engineering Division, Attn: Rick Valte, PE (Santa Monica, Los Angeles County)
6. 5-09-195-W David Feldman & Judy Iriye (Venice, Los Angeles County)
7. 5-09-198-W Ddr Urban Lp, Attn: Ms. Rose Barrantes; City Of Long Beach, Attn: Ms. Ira Brown (Long Beach, Los Angeles County)
8. 5-09-200-W Mr. Randy L. Rezen (Venice, Los Angeles County)
9. 5-09-201-W Mr. & Mrs. Steve Levine (Playa Del Rey, Los Angeles County)
10. 5-09-203-W Mr. & Mrs. Dave Gunderson (Newport Beach, Orange County)

***IMMATERIAL AMENDMENTS***

1. 5-95-055-A10 City of Long Beach, Attn: Patrick West (Long Beach, Los Angeles County)
2. 5-09-060-A1 Michael Younessi (Huntington Beach, Orange 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.

Project Number	Description	Location
5-09-185-W John H. Slavik	Remodel of an existing two-story 4,584 sq. ft., single family residence with attached garage by the addition of 376 sq. ft. livable space and a 39 sq. ft. mechanical room to the first floor and 386 sq. ft. livable space to the second floor resulting in a 5,385 sq. ft. two-story residence. The maximum height of the residential structure will be 24 feet above grade. No grading or landscaping is proposed.	27 Linda Isle, 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.

Project Number	Description	Location
5-08-203-W Joseph Davis	Demolition of an existing residence with an attached garage and construction of a new 3,155 square foot two-story single-family residence with an attached 576 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 1,000 cubic yards of recompaction, which will balance onsite. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.	811 Avalon Dr., Seal Beach (Orange County)
5-09-154-W Mr. & Mrs. Timothy McDaniel Greg O'Connor	Construction of an approximately 22 foot by 28 foot private uncovered bridge for residential parking to be built across a 25 foot wide County of Los Angeles cement lined flood control channel.	309 E. Rustic Rd., Pacific Palisades (Los Angeles County)
5-09-169-W William King Howenstein	Demolition of a single-family residence and accessory structures and construction of an 1,879 square foot, 32 foot high, single-family residence with attached 659 square foot garage.	14915 Camarosa Drive, Pacific Palisades (Los Angeles County)
5-09-172-W Danny Rojany	Conversion of a 484 square foot ground floor storage room into a third dwelling unit within an existing four-level duplex with a six car garage.	20 Quarterdeck St., Marina Del Rey (Los Angeles County)
5-09-191-W City Of Santa Monica, Civil Engineering Division, Attn: Rick Valte, PE	Installation of approximately 300 feet by 150 feet of ¾ inch mesh polyethylene bird netting on the underside of the pier to prevent birds from roosting and nesting within the support beams.	Santa Monica Municipal Pier, Santa Monica (Los Angeles County)

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-09-195-W</b> David Feldman &amp; Judy Iriye</p>	<p>Demolition of a one-story, 1,055 square-foot single-family residence and detached garage on a 3,165 square foot lot, and construction of a one-story, 14.5-foot high, 686 square-foot single-family residence.</p>	<p>25 Driftwood Street, Venice (Los Angeles County)</p>
<p><b>5-09-198-W</b> Ddr Urban Lp, Attn: Ms. Rose Barrantes City Of Long Beach, Attn: Ms. Ira Brown</p>	<p>Establish a seasonal tree sales lot and a seasonal ice skating rink on the open space area at the northwest corner of Shoreline Drive and Pine Avenue. The 135' x 55' outdoor Christmas tree display and sales area, which will be enclosed by a fence area and includes nighttime lighting, will be taken down by December 25, 2009. A 14'x17' skate rental booth, a 6'x 10' snack booth, and a 10'x 13' jumbo video screen will be set up next to a 110'x 60' outdoor ice skating rink. The outdoor ice skating rink, booths and video screen will be taken down by January 31, 2010.</p>	<p>Event Park - Corner Of Shoreline Blvd &amp; Pine Ave, Long Beach (Los Angeles County)</p>
<p><b>5-09-200-W</b> Mr. Randy L. Rezen</p>	<p>Demolition of a one-story, three-unit apartment building and detached garage on a 3,150 square foot lot. Clear property and erect a perimeter fence.</p>	<p>17 Privateer Street, Venice (Los Angeles County)</p>
<p><b>5-09-201-W</b> Mr. &amp; Mrs. Steve Levine</p>	<p>Addition of a 10'-5" high roof top trellis with wood deck on top of an existing 21'-6" high two-story single-family residence.</p>	<p>7033 S. Trolleyway, Playa Del Rey (Los Angeles County)</p>
<p><b>5-09-203-W</b> Mr. &amp; Mrs. Dave Gunderson</p>	<p>Demolition of existing two-story single family dwelling and garage for the construction of a new three-story, 2,355 sq. ft., 29' tall, single family dwelling, 587 sq. ft. roof deck, 227 sq. ft. balcony, an attached 364 square foot 2-car garage and hardscape improvements including new 6' tall concrete block walls along the side property walls. Grading consists of 165 cubic yards of over-excavation cut and fill for soil re-compaction and site preparation. Roof downspouts and area drains will be directed over a French drain prior to draining toward the alley and the main storm drain system and surface run-off water will be directed to planters for greater on-site infiltration. Landscape is proposed utilizing drought tolerant non-invasive plants such as bougainvillea, rosemary and lavender.</p>	<p>201 Emerald Ave, 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>Project Description</i>	<i>Project Location</i>
<p><b>5-95-055-A10</b> City of Long Beach, Attn: Patrick West</p>	<p>Enclose 1,800 square feet of the Harbor Terrace area of the main aquarium building in order to create a new gallery to exhibit the "Science-on-a-Sphere" geographic education attraction. The sixteen-foot high roof of the new enclosure will be used as an outdoor dining deck (114 seats) for the aquarium's cafeteria (Café Scuba).</p>	<p>100 Aquarium Way (Downtown Shoreline), Long Beach (Los Angeles County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

**5-09-060-A1**

Michael Younessi

Replacement of existing 36 foot and 38 foot lengths of cantilever deck originally proposed to remain in place. The existing 36 foot length will be replaced by a 28 foot length of cantilevered deck. The 14 feet of new, infill cantilevered deck between the two existing lengths to be replaced, remains proposed. The total length of the reconstructed deck with the new addition will be 84 feet (rather than the 92 foot length originally proposed). The cantilevered deck will be set back approximately 14 feet from the eastern property line and 5 feet from the western property line. The deck will be cantilevered 5 feet beyond the bulkhead, as previously approved.

4022 Morningstar Drive, Huntington Beach  
(Orange County)

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October 20, 2009

Sydney Head  
129 Cabrillo St., Suite 204  
Costa Mesa, CA 92627

**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#:** 5-09-185                      **APPLICANT:** John H. Slavik

**LOCATION:** 27 Linda Isle, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel of an existing two-story 4,584 sq. ft., single family residence with attached garage by the addition of 376 sq. ft. livable space and a 39 sq. ft. mechanical room to the first floor and 386 sq. ft. livable space to the second floor resulting in a 5,385 sq. ft. two-story residence. The maximum height of the residential structure will be 24 feet above grade. No grading or landscaping is proposed.

**RATIONALE:** The subject site is a 4,100 sq. ft. bay front lot designated as Single-Unit Residential Detached in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence and add interior square footage from a side concrete courtyard. The proposed improvements are not located on the bay fronting side of the lot. No oceanfront encroachments are proposed. No work is proposed on the existing bulkhead or existing dock system. 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. Drainage from the proposed improvements will be directed to the back alley side of the lot away from the bulkhead and bay. 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 **November 4-6, 2009** meeting. 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

by:   
KARL SCHWING  
Supervisor Regulation and Planning

**CALIFORNIA COASTAL COMMISSION**

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



October 19, 2009

Joseph Davis  
P.O. Box 943  
Seal Beach, CA 90740

**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#:** 5-08-203                      **APPLICANT:** Joseph Davis

**LOCATION:** 811 Avalon Drive, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing residence with an attached garage and construction of a new 3,155 square foot two-story single-family residence with an attached 576 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Grading will consist of 1,000 cubic yards of recompaction, which will balance onsite. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.

**RATIONALE:** The subject site is located near, but not adjacent to the Hellman Lowlands and is also located between the first public road and the sea. The lot size is approximately 9,405 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. No construction activity or staging of construction activity will take place north of the project site near the Hellman lowlands. Such activity would interfere with public access, biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Public access is available near the site at Gum Grove Park. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 4-5, 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

**CALIFORNIA COASTAL COMMISSION**

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October 21, 2009

Donnal Poppe  
17045 Osborne Street  
Northridge, CA 91325

**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#:** 5-09-154      **APPLICANT:** Timothy McDonald & Diane Durarte; Greg O'Connor

**LOCATION:** 309 E. Rustic Road, Pacific Palisades, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Construction of an approximately 22 foot by 28 foot private uncovered bridge for residential parking to be built across a 25 foot wide County of Los Angeles cement lined flood control channel.

**RATIONALE:** All construction will take place outside of the flood control channel and the bridge will not interfere with water flow or maintenance of the channel. The applicant has received County of Los Angeles Flood Control approval and City of Los Angeles approval (ZA-2008-1554-CDP-ZV-ZAA-1A). The construction of the bridge will incorporate Best Management Practices and will include a storm water treatment system. The bridge is similar to other existing bridges in the immediate area that span the channel and used for parking or other private residential use. The bridge will not impact public access since the channel does not provide public pedestrian or bicycle access. 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 November 4-6, 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

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October 21, 2009

Donald Hanover  
101 N. Westlake Blvd.  
Westlake Village, CA 91362

**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#:** 5-09-169

**APPLICANT:** William King Howenstein

**LOCATION:** 14915 Camarosa Drive, Pacific Palisades.

**PROPOSED DEVELOPMENT:** Demolition of a single-family residence and accessory structures and construction of an 11,879 square foot, 32 foot high, single-family residence with attached 659 square foot garage.

**RATIONALE:** The project site is approximately 1/4 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-2009-2846 AIC from the City of Los Angeles Planning Department (9/02/09). 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 November 4-6, 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

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October 19, 2009

Henry Ramirez  
3790 Lavell Drive  
Los Angeles, CA 90065

**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:** 5-09-172

**APPLICANT:** Danny Rojany

**LOCATION:** 20 Quarterdeck Street, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Conversion of a 484 square foot ground floor storage room into a third dwelling unit within an existing four-level duplex with a six car garage.

**RATIONALE:** The applicant is trying to legalize a third dwelling unit on the 3,082 square foot lot, which is located one block inland of the beach. In 1988, the Commission approved with no conditions Coastal Development Permit 5-88-545 (Doyle) for the existing 35-foot high duplex on the site. The current owner purchased the property in 1996, and commenced the process to legalize the unpermitted third unit in 2007. The land use designation for the site set forth by the certified City of Los Angeles Venice Land Use Plan (LUP) is "Low Medium II", which permits a maximum of two residential units on lots with less than 4,000 square feet. On April 29, 2009, the Los Angeles City Council granted the applicant a Specific Plan Exception to permit the three dwelling units in lieu of two dwelling units, recognizing that the third unit on the site already exists and that denial of the request would eliminate the third dwelling unit (Council File No. 09-0575/Case No. APCW-2007-4031-SPE-SPP). The City's approval of the project rests on the finding that the six-car garage on the site will provide adequate parking for the three units. The proposal is a minor development because the proposed third unit is very small and adequate parking is provided on the site. The proposed project is consistent with community character and the surrounding land uses, 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 will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **November 5, 2009 meeting in Long Beach** 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

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October 21, 2009

Rick Valte  
City of Santa Monica  
Civil Engineering Division  
1437 4<sup>th</sup> Street  
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#:** 5-09-191

**APPLICANT:** City of Santa Monica

**LOCATION:** Santa Monica Municipal Pier, Colorado Boulevard, City of Santa Monica

**PROPOSED DEVELOPMENT:** Installation of approximately 300 feet by 150 feet of ¾ inch mesh polyethylene bird netting on the underside of the pier to prevent birds from roosting and nesting within the support beams.

**RATIONALE:** The proposed project is a water quality improvement project to reduce pathogen levels generated from high concentration of birds (pigeons) that congregate under the pier (based on inspections, no other bird species have been observed roosting or nesting under the pier). Prior to installation, the City will ensure that there are no nesting or roosting birds that could potentially be trapped by the netting. The netting will be installed tight against the underside of the pier platform and will not pose a threat to birds that may fly under the pier. Installation will be done using the existing catwalk system located under the pier. Public beach access will not be impacted during installation and the netting will be periodically monitored. This is one of a number of measures the City will be implementing to improve Santa Monica Bay's water quality. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 4-6, 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

\_\_\_\_\_  
A. J. Padilla  
Coastal Program Analyst

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October 15, 2009

Riley Pratt, Marmol Radzinger Prefab  
12210 Nebraska Avenue  
Los Angeles, CA 90025

**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:** 5-09-195

**APPLICANTS:** David Feldman & Judy Iriye

**LOCATION:** 25 Driftwood Street, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,055 square-foot single-family residence and detached garage on a 3,165 square foot lot, and construction of a one-story, 14.5-foot high, 686 square-foot single-family residence.

**RATIONALE:** The project site, which is located within three hundred feet of the beach, is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The proposed development has received approval from the City of Los Angeles Planning Department (Case #DIR-2009-2151, 10/1/09) and is consistent with the RD3-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 35-foot height limit for structures in the Marina Peninsula area of Venice. Adequate on-site parking is provided for the proposed single-family residence: three uncovered parking spaces accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,135 square feet of permeable area will be maintained on the 3,165 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its November 5, 2009 meeting in Long Beach and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

CHARLES R. POSNER  
Coastal Program Analyst

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October 20, 2009

Rose Barrantes, General Manager  
95 S. Pine Avenue  
Long Beach, CA 90802

**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:** 5-09-198

**APPLICANT:** DDR Urban LP

**LOCATION:** 199 S. Pine Avenue (at Shoreline Drive), City of Long Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Establish a seasonal tree sales lot and a seasonal ice skating rink on the open space area at the northwest corner of Shoreline Drive and Pine Avenue. The 135'x 55' outdoor Christmas tree display and sales area, which will be enclosed by a fence area and includes nighttime lighting, will be taken down by December 25, 2009. A 14'x17' skate rental booth, a 6'x 10' snack booth, and a 10'x 13' jumbo video screen will be set up next to a 110'x 60' outdoor ice skating rink. The outdoor ice skating rink, booths and video screen will be taken down by January 31, 2010.

**RATIONALE:** The limited-term development is situated within the Pike commercial-entertainment complex, which is on State Tidelands in the Downtown Shoreline area of Long Beach. The project is entirely landward of Shoreline Drive, the first public road inland of Rainbow Harbor. The proposed project, which includes no grading or permanent structures, has been reviewed and approved by the City of Long Beach Department of Development Services. The rink would be open for ice skating to the general public for a small fee, although other anticipated amenities including seasonal/holiday themed activities, movie nights, etc. would be available at no cost to the public. Parking for the proposed project is available in the Pike's 2,195-stall parking structure. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project is compatible with the character of the surrounding pattern of commercial development. The proposed project will have no negative effects on visual resources or coastal access. Best management practices (BMPs) have been incorporated to protect water quality. 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 **November 5, 2009 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



October 15, 2009

Guy A. Bartoli, Architect  
4519 Admiralty Way  
Marina del Rey, CA 90292

**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:** 5-09-200

**APPLICANT:** Randy L. Rezen

**LOCATION:** 17 Privateer Street, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, three-unit apartment building and detached garage on a 3,150 square foot lot. Clear property and erect a perimeter fence.

**RATIONALE:** The proposed project, which is located one block inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2009-2404, 9/25/09). The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (7/16/09). The existing 1920s-era structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. A six-foot high perimeter fence will be erected on the property lines. The walk-street encroachment area (City right-of-way) in front of the site will be enclosed by a 42-inch high fence to prevent vehicles from entering the walk street. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, 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 its November 5, 2009 meeting in Long Beach and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



October 22, 2009

Anne Buttyan  
324 Sunset Avenue, #E  
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#:** 5-09-201

**APPLICANT:** Mr. & Mrs. Steve Levine

**LOCATION:** 7033 S. Trolleyway, Playa del Rey

**PROPOSED DEVELOPMENT:** Addition of a 10'-5" high roof top trellis with wood deck on top of an existing 21'-6" high two-story single-family residence.

**RATIONALE:** The proposed project is located on an existing roof deck on a beach fronting residence and the addition will be a maximum of 32 feet in height above existing grade. The proposed height is below the 37 foot height limit that the Commission has limited development to in this area. The proposed trellis will not adversely impact public views to or along the ocean. 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 November 4-6, 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. Pádilla  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
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October 20, 2009

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#:** 5-09-203

**APPLICANT:** Mr. and Mrs. Dave Gunderson

**LOCATION:** 201 Emerald Ave, Balboa Island, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing two-story single family dwelling and garage for the construction of a new three-story, 2,355 sq. ft., 29' tall, single family dwelling, 587 sq. ft. roof deck, 227 sq. ft. balcony, an attached 364 square foot 2-car garage and hardscape improvements including new 6' tall concrete block walls along the side property walls. Grading consists of 165 cubic yards of over-excavation cut and fill for soil re-compaction and site preparation. Roof downspouts and area drains will be directed over a French drain prior to draining toward the alley and the main storm drain system and surface run-off water will be directed to planters for greater on-site infiltration. Landscape is proposed utilizing drought tolerant non-invasive plants such as bougainvillea, rosemary and lavender.

**RATIONALE:** The subject site is a 2,550 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface area drains and downspouts are directed to an underground drainage system, which drains to the rear of the lot; with the last 15 feet of the drainline perforated and encased in gravel for greater infiltration on site. Public coastal access to the bay is available ~60 yards northwest along a public boardwalk around Balboa Island. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 4-6, 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  
200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
(562) 590-5071

**5-95-055-A10****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** 26 October 2009  
**SUBJECT:** Coastal Development Permit No. 5-95-055 granted May 10, 1995 to City of Long Beach for:

**Construction of the (Long Beach) Aquarium of the Pacific.**

**AT:** 100 Aquarium Way, Downtown Shoreline, City of Long Beach.

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 THE PERMIT AMENDMENT REQUEST (5-95-055-A10):**

Enclose 1,800 square feet of the Harbor Terrace area of the main aquarium building in order to create a new gallery to exhibit the "Science-on-a-Sphere" geographic education attraction. The sixteen-foot high roof of the new enclosure will be used as an outdoor dining deck (114 seats) for the aquarium's cafeteria (Café Scuba).

**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):

Although the City of Long Beach has a certified Local Coastal Program (LCP), the Commission has permit jurisdiction over the proposed development because the aquarium is situated on State Tidelands within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit from the Commission. The Commission's standard of review for the proposed event is the Chapter 3 policies of the Coastal Act.

On May 10, 1995, the Commission approved Coastal Development Permit 5-95-055 for the construction of the Long Beach Aquarium of the Pacific on a 5.89 acre site in Shoreline Park. The aquarium was completed on schedule and opened to the public on June 19, 1998. The aquarium is located on the western edge of Rainbow Harbor,

which was also completed in the summer of 1998 (Coastal Development Permit 5-96-124). Parking for the aquarium (including the proposed project) and Rainbow Harbor is provided within the City's 1,471-stall public parking structure situated in the northwest corner of Shoreline Park.

The Aquarium of the Pacific now proposes to expand the aquarium building by enclosing 1,800 square feet of the Harbor Terrace area of the main aquarium building in order to create a new gallery to exhibit the "Science-on-a-Sphere" geographic education attraction to be provided by the National Oceanic and Atmospheric Administration (NOAA). "Science-on-a-Sphere" is an interactive exhibit that demonstrates the roles of the oceans and their changes under different climate change scenarios. A six-foot globe will be suspended from the ceiling in the center of the new exhibit room, and video projectors will be used to display images onto the sphere. Eight plasma video screens will also be used in the new exhibit.

The Harbor Terrace area of the aquarium faces Rainbow Harbor and is currently used as an outdoor congregating area for aquarium visitors. The project site is a recessed area within the existing footprint of the aquarium facility where public access is limited to persons with aquarium passes or tickets. Public access along the Rainbow Harbor Esplanade will not be affected. The proposed project will not block any coastal views, and will have no negative effect on public access to or through Shoreline Park, where the aquarium is located. Adequate parking exists at the site to support the proposed project. The proposed amendment and development does not: a) obstruct views to or along the coast from publicly accessible places; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the underlying coastal development permit, and the City of Long Beach certified LCP.

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

**CALIFORNIA COASTAL COMMISSION**

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

5-09-060 A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** October 26, 2009  
**SUBJECT:** Permit No. 5-09-060 granted to Michael Younessi for:

Addition of 18 foot area of concrete deck cantilevered 5 feet beyond the bulkhead between two existing areas of concrete deck cantilevered 5 feet beyond the bulkhead for a total deck length of 92 feet (existing cantilevered deck segments are 36 feet and 38 feet in length). Also proposed is a 5 foot tall, tempered glass railing with etched design in glass along the perimeter of the deck.

**PROJECT SITE:** 4022 Morningstar Drive, Huntington 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):

Replacement of existing 36 foot and 38 foot lengths of cantilever deck originally proposed to remain in place. The existing 36 foot length will be replaced by a 28 foot length of cantilevered deck. The 14 feet of new, infill cantilevered deck between the two existing lengths to be replaced, remains proposed. The total length of the reconstructed deck with the new addition will be 84 feet (rather than the 92 foot length originally proposed). The cantilevered deck will be set back approximately 14 feet from the eastern property line and 5 feet from the western property line. The deck will be cantilevered 5 feet beyond the bulkhead, as previously approved.

**FINDINGS**

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

As originally and currently proposed the deck will include: 1) a glass railing with an etched design to prevent bird strikes; 2) drainage from the deck will be directed to a new rain gutter to be installed to intercept runoff and direct it to two catch basins. The catch basins will be fitted with fossil filters to filter runoff from the deck prior to

5-09-060-A1 (Younessi)  
Cantilevered Deck  
4022 Morningstar Drive, Huntington Beach  
Page 2 of 2

discharge into the harbor. No products containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates or lye will be used on the deck, therefore, pollutants from those products will not drain to the harbor during or after construction; 3) no bottom disturbing activities are proposed; 4) the proposed deck is similar in function to the other cantilevered decks associated with residential development within Huntington Harbor; and, 5) all conditions of the original permit approval including the Special Conditions regarding construction responsibilities and debris removal and public rights remain in effect.

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