

CALIFORNIA COASTAL COMMISSION

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

**W-14****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 9, 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 **December 9, 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. 5-09-155-W Mr. & Mrs. Crayton Clark (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-08-337-W Ms. Debra Barton (Newport Beach, Orange County)
2. 5-09-147-W Spinnaker Development, Llc, Attn: Mr. David Close (Newport Beach, Orange County)
3. 5-09-204-W Carol Levy (Venice, Los Angeles County)
4. 5-09-205-W Carol Levy (Venice, Los Angeles County)
5. 5-09-213-W 900 Buena Vista, Ltd (San Clemente, Orange County)
6. 5-09-218-W Edwin Rothfarb (Venice, Los Angeles County)
7. 5-09-220-W The Drayton Group, LLC, Attn: Marilyn Harris (Newport Beach, Orange County)
8. 5-09-227-W Darrick & Julie Walker (Newport Beach, Orange County)
9. 5-09-228-W Amen Wardy (Corona Del Mar, Orange County)
10. 5-09-229-W Amen Wardy (Corona Del Mar, Orange County)

EXTENSION - IMMATERIAL

1. 5-07-350-E1 City Of Newport Beach Harbor Resources, Attn: Chris Miller, Supervisor (Newport Beach, Orange County)

TOTAL OF 12 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>
5-09-155-W Mr. & Mrs. Crayton Clark	Addition and remodel of an existing 1,946 square foot, two-story single-family residence with an attached 451 square foot two-car garage. The proposed project includes: 1) an addition of 542 square feet to the existing 1st floor; and 2) an addition of 127 square feet to the existing 2nd floor. Post project the two-story, single-family residence will consist of 2,615 square feet with an attached 451 square foot two-car garage. The maximum height of the structure will be 20ft 9in above existing grade. No grading is proposed.	2601 Vista Drive, 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>
5-08-337-W Ms. Debra Barton	Construction of a new two-story 3,189 square foot single-family residence with an attached 638 square foot two-car garage on a vacant bulkheaded lot. The maximum height of the structure will be 25'-6" above finished grade. Grading will consist of 370 cubic yards of cut, 422 cubic yards of fill and 52 cubic yards of import. Bulkhead work will consist of a new cap on the top edge of the wall (coping), new tie back rods, and a new deadman. All bulkhead work will take place on the landward side of the existing bulkhead. A new 2'-9" high wrought iron fence will be located along the new coping of the bulkhead. Additionally, a section of an existing retaining wall constructed along the southern side yard property line will be replaced with a new 4'-9" retaining wall. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	3912 Channel Place, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-147-W Spinnaker Development, Llc, Attn: Mr. David Close</p>	<p>Demolition of an existing single-family dwelling and construction of a new two-story 3,454 square foot single-family residence with an attached 611 square foot two-car garage. The maximum height of the structure will be 24-feet above finished grade. Grading will consist of 10 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>2802 Circle Drive, Newport Beach (Orange County)</p>
<p>5-09-204-W Carol Levy</p>	<p>Demolition of two detached single-family residences on a 2,897 square foot lot, and construction of a one-story, 17.5-foot high, 745 square-foot single-family residence. Includes solar panels on the roof and an 8' x 20' swimming pool.</p>	<p>58 Navy Street, Venice (Los Angeles County)</p>
<p>5-09-205-W Carol Levy</p>	<p>Demolition of a one-story, 1,007 square-foot single-family residence, and construction of a two-story, 29-foot high (with one 35-foot high roof access structure), 2,385 square-foot single-family residence over a 3,580 square foot, thirteen-car subterranean garage on a 5,949 square foot site (two lots). Includes a two-story, 29-foot high, 996 square foot accessory structure (with solar panels on the roof) attached to the house by a 5' x 10' breezeway. Approximately 1,326 cubic yards of material will be excavated and exported from the site.</p>	<p>60-64 Navy Street, Venice (Los Angeles County)</p>
<p>5-09-213-W 900 Buena Vista, Ltd</p>	<p>Construction of a new two-story, 3,521 sq. ft. duplex with two attached two-car garage, plus balconies and roof decks on a vacant lot. Unit A is 1,745 sq. ft. with a 413 sq. ft. two-car garage and Unit B is 1,776 sq. ft. with a 394 sq. ft. two-car garage. The maximum height of the residential structure will be 24 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscaping consists of drought tolerant non-invasive plants such as rosemary, lavender, agave and coyote brush. A parcel map for condominium purposes is not proposed.</p>	<p>900 Buena Vista, San Clemente (Orange County)</p>
<p>5-09-218-W Edwin Rothfarb</p>	<p>Convert an existing two-story, 24-foot high, 1,624 square foot duplex into a single-family residence, including extensive interior and exterior alterations (i.e., replace doors, windows, electric and plumbing fixtures; add decks; remove one kitchen/dining area; and add 62 square feet). No change to building height. The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.</p>	<p>611 Santa Clara Avenue, Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-220-W The Drayton Group, LLC, Attn: Marilyn Harris</p>	<p>Demolition of existing two-story single family dwelling and garage for the construction of a new three-story, 2,507 sq. ft., 29ft tall, single family dwelling, 587 sq. ft. roof deck, 227 sq. ft. balcony, an attached 393 sq. ft. 2-car garage and hardscape improvements including new 6ft 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 surface area drains are will be directed to an underground drainage system draining to the rear of the lot over a French drain prior to draining toward the alley and the main storm drain system. 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, bush anemone, rosemary and lavender.</p>	<p>110 Collins Ave, Newport Beach (Orange County)</p>
<p>5-09-227-W Darrick & Julie Walker</p>	<p>Demolition of existing single family residence and construction of a new 3,403 square foot, two story, 27 foot high single family residence with an attached 635 square foot three car garage, landscape and hardscape improvements.</p>	<p>27 Beacon Bay, Newport Beach (Orange County)</p>
<p>5-09-228-W Amen Wardy</p>	<p>Lot line adjustment to merge two lots into a single 8,250 square foot parcel for the continuation of existing single-family development.</p>	<p>616 Seaward Road, Corona Del Mar (Orange County)</p>
<p>5-09-229-W Amen Wardy</p>	<p>Lot line adjustment to merge two lots into a single 9,030 square foot parcel for the continuation of existing single-family development.</p>	<p>604 Seaward Road, Corona Del Mar (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-07-350-E1 City Of Newport Beach Harbor Resources, Attn: Chris Miller, Supervisor</p>	<p>Install a new dock consisting of: an 8' x 100' float; an 8' x 20' landing (gangway landing); a 4' x 80' ADA compliant gangway; a 6' x 10" landing off the wharf, approximately five (5) 14" diameter; and one (1) or two (2) "T" piles.</p>	<p>End Of Rhine Channel In The Bay Adjacent To Lido Park Drive, Newport Beach (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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November 18, 2009

Rolly Pulaski, AIA, Architect
412 Harding Street
Newport Beach, CA 92661

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#: 5-09-155 **APPLICANT:** Mr. & Mrs. Crayton Clark

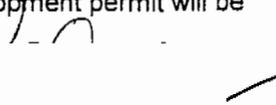
LOCATION: 2601 Vista Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,946 square foot, two-story single-family residence with an attached 451 square foot two-car garage. The proposed project includes: 1) an addition of 542 square feet to the existing 1st floor; and 2) an addition of 127 square feet to the existing 2nd floor. Post project the two-story, single-family residence will consist of 2,615 square feet with an attached 451 square foot two-car garage. The maximum height of the structure will be 20'-9" above existing grade. No grading is proposed.

RATIONALE: The lot size is 4,080 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The proposed project is an improvement that will result in an increase in internal floor area greater than ten (10) percent. The subject site is an inland lot, but is located between the first public road (Coast Highway) and the sea. The subject site is located in the locked gate community of Bay Shores in the City of Newport Beach. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist upcoast adjacent to the Bayshores Community at the Balboa Bay Club. 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. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. 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 December 9-11, 2009 meeting. If three (3) 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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November 17, 2009

William Guidero
425 30th Street, Suite 23
Newport Beach, CA 92663

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

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

WAIVER#: 5-08-337 **APPLICANT:** Elizabeth Barton

LOCATION: 3912 Channel Place, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new two-story 3,189 square foot single-family residence with an attached 638 square foot two-car garage on a vacant bulkheaded lot. The maximum height of the structure will be 25'-6" above finished grade. Grading will consist of 370 cubic yards of cut, 422 cubic yards of fill and 52 cubic yards of import. Bulkhead work will consist of a new cap on the top edge of the wall (coping), new tie back rods, and a new deadman. All bulkhead work will take place on the landward side of the existing bulkhead. A new 2'-9" high wrought iron fence will be located along the new coping of the bulkhead. Additional, a section of an existing retaining wall constructed along the southern side yard property line will be replaced with a new 4'-9" retaining wall. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 4,437 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is a waterfront bulkheaded lot located adjacent to Upper Newport Bay in the City of Newport Beach. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to Newport Bay is available 30-feet west of the project site at the 40th Street, street end. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. 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 December 9-11, 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 rec

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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November 19, 2009

Spinnaker Development, LLC
Attn: David Close
428 32nd Street
Newport Beach, CA 92663

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

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

WAIVER#: 5-09-147

APPLICANT: Spinnaker Development, LLC
Attn: David Close

LOCATION: 2802 Circle Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story 3,454 square foot single-family residence with an attached 611 square foot two-car garage. The maximum height of the structure will be 24-feet above finished grade. Grading will consist of 10 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 4,000 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot, but is located between the first public road (Coast Highway) and the sea. The subject site is located in the locked gate community of Bay Shores in the City of Newport Beach. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exist upcoast adjacent to the Bayshores Community at the Balboa Bay Club. 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. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. 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 December 9-11, 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 rec

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

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November 18, 2009

David Hertz Architects
1920 Olympic Boulevard
Santa Monica, CA 90404

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: 5-09-204**APPLICANT:** Carol Levy**LOCATION:** 58 Navy Street, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of two detached single-family residences on a 2,897 square foot lot, and construction of a one-story, 17.5-foot high, 745 square-foot single-family residence. Includes solar panels on the roof and an 8'x 20' swimming pool.

RATIONALE: The proposed project, which is located one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-3133-VSO-MEL, 9/25/09) and is consistent with the R3-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (4/28/09). The proposed project conforms with the Commission's thirty-foot height limit for flat-roofed structures in the North Venice area. Adequate on-site parking is provided for the proposed single-family residence: three parking stalls, all accessed from the rear alley (Navy Court). 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 (760 square feet of permeable area will be maintained on the 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 **December 9, 2009 meeting in San Francisco** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit ~~will be~~ required.

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071



November 18, 2009

David Hertz Architects
1920 Olympic Boulevard
Santa Monica, CA 90404

**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: 5-09-205

APPLICANT: Carol Levy

LOCATION: 60-64 Navy Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,007 square-foot single-family residence, and construction of a two-story, 29-foot high (with one 35-foot high roof access structure), 2,385 square-foot single-family residence over a 3,580 square foot, thirteen-car subterranean garage on a 5,949 square foot site (two lots). Includes a two-story, 29-foot high, 996 square foot accessory structure (with solar panels on the roof) attached to the house by a 5'x 10' breezeway. Approximately 1,326 cubic yards of material will be excavated and exported from the site.

RATIONALE: The proposed project, which is located one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-3215-VSO-MEL, 10/2/09) and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for flat-roofed structures in the North Venice area (the one hundred square foot roof access structure is part of the structure that is permitted to exceed the thirty-foot roof height limit). Adequate on-site parking is provided in the proposed garage, which is accessed from Navy Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,100 square feet of permeable area will be maintained) and construction of a one hundred percent storm water reclamation drainage 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 **December 9, 2009 meeting in San Francisco** 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
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(562) 590-5071



November 20, 2009

Joseph Bulwa
17 Pinewood
Irvine, CA 92604

**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#: 5-09-213 **APPLICANT:** 900 Buena Vista Ltd.

LOCATION: 900 Buena Vista, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Construction of a new two-story, 3,521 sq. ft. duplex with two attached two-car garages, plus balconies and roof decks on a vacant lot. Unit A is 1,745 sq. ft. with a 413 sq. ft. two-car garage and Unit B is 1,776 sq. ft. with a 394 sq. ft. two-car garage. The maximum height of the residential structure will be 24 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscaping consists of drought tolerant non-invasive plants such as rosemary, lavender, agave and coyote brush. A parcel map for condominium purposes is not proposed.

RATIONALE: The subject site is a 4,732 sq. ft. lot designated medium density residential in the City of San Clemente Land Use Plan (LUP). The site is an inland lot between the first public road and the beach. 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. Water quality best management practices are proposed during and after construction. Drainage from the lot will be located by area drains and drain directly to the on-street City storm drains, two trench drains adjacent to the garages will infiltrate surface runoff on-site. Surface runoff from the front half of the lot will drain directly to the street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Public coastal access is available approximately 100 yards east of the site at the Avenida Mariposa Access Point. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 9-11, 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

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November 18, 2009

Susan Addison, AddisonSchierbeek Architects
3456 Ashwood Avenue
Los Angeles, CA 90066

**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: 5-09-218

APPLICANT: Edwin Rothfarb

LOCATION: 611 Santa Clara Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing two-story, 24-foot high, 1,624 square foot duplex into a single-family residence, including extensive interior and exterior alterations (i.e., replace doors, windows, electric and plumbing fixtures; add decks; remove one kitchen/dining area; and add 62 square feet). No change to building height. The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-3625-VSO-MEL, 10/28/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (10/27/09). The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the single-family residence: three parking stalls, all accessed from the rear alley (San Juan Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,555 square feet of permeable area will be maintained on the 5,169 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 **December 9, 2009 meeting in San Francisco** 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



November 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#: 5-09-220 **APPLICANT:** The Drayton Group, LLC, Attn: Marilyn Harris

LOCATION: 110 Collins Avenue, 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, 2,507 sq. ft., 29' tall, single family dwelling, 587 sq. ft. roof deck, 227 sq. ft. balcony, an attached 393 sq. ft. 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 surface area drains are will be directed to an underground drainage system draining to the rear of the lot over a French drain prior to draining toward the alley and the main storm drain system. 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, bush anemone, 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 ~65 feet south of the site along a public boardwalk surrounding the 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 **December 9-11, 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

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



November 20, 2009

Cynthia Childs
2761 Vista Umbrosa
Newport Beach, CA 92660

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

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

WAIVER#: 5-09-227**APPLICANT:** Darrick and Julie Walker**LOCATION:** 27 Beacon Bay, Newport Beach (Orange County)**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of a new 3,403 square foot, two story, 27 foot high single family residence with an attached 635 square foot three car garage, landscape and hardscape improvements.

RATIONALE: The subject site is an inland 4,172 sq. ft. lot designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access is available approximately 50 feet east of the site at the Balboa Yacht Basin. The project proposes three parking spaces, exceeding the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design including construction of patios and walkways with porous materials, placement of an infiltration trench drain across the driveway to collect and retain runoff and directing runoff from paved surfaces to vegetated areas. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 9-11, 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
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November 20, 2009

Amen Wardy
3535 E. Coast Hwy.
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#: 5-09-228 **APPLICANT:** Amen Wardy

LOCATION: 616 Seaward Road, Corona del Mar, Orange County

PROPOSED DEVELOPMENT: Lot line adjustment to merge two lots into a single 8,250 square foot parcel for the continuation of existing single-family development.

RATIONALE: The proposed development consists of a lot line adjustment to combine two adjoining lots into a single parcel designated as Single-Unit Residential Detached (RS-D) for the continuation of existing single-family development. The two adjacent lots subject to the lot line adjustment consist of an approximately 6,500 sq. ft. front lot developed with a single-family residence and an approximately 1,750 sq. ft. back lot currently utilized as the residence's backyard. The lot merger would simply remove the interior lot line separating the two legal parcels and will not result in the elimination of more than one lot or the creation of additional parcels. The project will not result in a change in land use or density, since no additional lots are created and the single-family residential use will be maintained. The proposed project has been approved by the City of Newport Beach Planning Department (Lot Line Adjustment No. LA2008-007[PA2008-160], 09/22/08). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, the proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 9-11, 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
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November 20, 2009

Amen Wardy
3535 E. Coast Hwy.
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#: 5-09-229

APPLICANT: Amen Wardy

LOCATION: 604 Seaward Road, Corona del Mar, Orange County

PROPOSED DEVELOPMENT: Lot line adjustment to merge two lots into a single 9,030 square foot parcel for the continuation of existing single-family development.

RATIONALE: The proposed development consists of a lot line adjustment to combine two adjoining lots into a single parcel designated as Single-Unit Residential Detached (RS-D) for the continuation of existing single-family development. The two adjacent lots subject to the lot line adjustment consist of a 6,000 sq. ft. front lot developed with a single-family residence and a 3,030 sq. ft. back lot currently utilized as the residence's backyard. The lot merger would simply remove the interior lot line separating the two legal parcels and will not result in the elimination of more than one lot or the creation of additional parcels. The project will not result in a change in land use or density, since no additional lots are created and the single-family residential use will be maintained. The proposed project has been approved by the City of Newport Beach Planning Department (Lot Line Adjustment No. LA2008-006[PA2008-159], 09/22/08). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, the proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **December 9-11, 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

by: _____
KARL SCHWING
Supervisor Regulation and Planning

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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(5-07-350-E1)

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

30 November 2009

Notice is hereby given that **City Of Newport Beach Harbor Resources, Attn: Chris Miller, Supervisor** has applied for a one-year extension of Coastal Development Permit **5-07-350**, as amended, granted by the California Coastal Commission on **February 8, 2008** for:

Install a new dock consisting of: an 8' x 100' float; an 8' x 20' landing (gangway landing); a 4' x 80' ADA compliant gangway; a 6' x 10" landing off the wharf, approximately five (5) 14" diameter; and one (1) or two (2) "T" piles.

At: End Of Rhine Channel In The Bay Adjacent To Lido Park Drive, Newport Beach (Orange County)

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Fernie Sy
Coastal Program Analyst II