

CALIFORNIA COASTAL COMMISSION

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

**W20****SOUTH COAST AREA (LONG BEACH)
DEPUTY DIRECTOR'S REPORT**

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 4, 2009

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast Deputy Director (Orange County)

SUBJECT: *Deputy Director's Report*

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office that will be reported to the Commission on either **February 4 & 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.

DE MINIMIS WAIVERS

1. 5-08-074-W City Of Seal Beach. Attn: Vince Mastro Simone (Seal Beach, Orange County)
2. 5-08-227-W Karen Johnson (Surfside, Orange County)
3. 5-08-282-W Nils & Zelda Lambrecht (Venice, Los Angeles County)
4. 5-08-323-W Anthony & Katherine Viele (Newport Beach, Orange County)
5. 5-08-334-W Mr. Stuart Taylor (Playa Del Rey, Los Angeles County)
6. 5-08-339-W Mr. David Krasne (Venice, Los Angeles County)
7. 5-09-004-W Jeff Becker (Venice, Los Angeles County)
8. 5-09-012-W Jason & Soliel Goldberg (Venice, Los Angeles County)
9. 5-09-014-W Mr. & Mrs. William Kaszton (Newport Beach, Orange County)

EMERGENCY PERMITS

1. 5-09-006-G Department Of Fish & Game, Attn: Rick Mayfield (Playa Del Rey, Los Angeles County)
2. 5-09-007-G Santa Monica Mountains Conservancy (Pacific Palisades, Los Angeles County)

TOTAL OF 11 ITEMS

DETAIL OF ATTACHED MATERIALS

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>
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5-08-074-W

City Of Seal Beach, Attn:
Vince Mastrosimone

Beach nourishment of East Beach with approximately 200,000 cubic yards of suitable material from an approved borrow site located about 0.4 mile from the beaches of Surfside Colony-Sunset Beach and approximately 1.5 miles from the project site. The material would be placed at East Beach as a locally funded incremental element/modification to the USACE Stage 12 project (Beach nourishment of the Surfside-Sunset beaches). The dredged material has been determined to be compatible with the beach material and also has passed chemical analysis. The dredged material would be discharged via pipeline (submerged to the ocean floor) to a designated deposition area on East Beach that will have a maximum footprint of approximately 2,300 feet in length and a maximum width of approximately 500 feet. This discharge area will be cordoned off and closed to public access during the course of the project. Beach area closure shall be minimized and limited to areas immediately adjacent to the beach nourishment area (within 200 feet of the pipeline and deposition area). Beach areas closed for sand placement shall be re-opened as soon as possible upon completion of sand placement. All beach areas and recreation facilities outside of the 200 foot radius shall remain open and available for the public. Construction equipment consisting of one loader, one excavator and two bulldozers will be used to create the discharge area as well as to grade to beachfill. The project will take approximately four (4) weeks (anticipated to begin in March 2009) to complete and will result in an increase of the beach width by 510 feet added to the currently narrowed beach area. A temporary construction staging area will be located in the parking lot at the southern end of 10th Street and on the western end of East Beach, just east of the Seal Beach Pier. To avoid adverse impacts on grunion, neither pipe placement nor beach nourishment shall occur within suitable grunion habitat between February 15th to September 15th without a written statement from the Executive Director authorizing said development within those dates. To obtain such a written statement, the permittee must submit a declaration from the California Department of Fish and Game (CDF&G) stating that implementing the development described on the specific dates will not cause any adverse impacts to any grunion or their eggs. The declaration must contain an assessment of the grunion spawning area and a statement that the development activity on the specific dates proposed and in the specified area will not interfere with the spawning of the grunion. The applicant has proposed beach profile monitoring to quantify sand accretion or loss at East Beach associated with the proposed project. Additionally, the applicant has proposed consistency with the City's NPDES permit and daily monitoring of turbidity during sand placement to ensure turbidity levels do not exceed ambient levels as measured for a prolonged period. The Regional Water Quality Control Board (RWQCB), Environmental Protection Agency (EPA) and United States Army Corps. Of Engineers (USACOE) have all approved the project.

East Beach (Downcoast of the Seal Beach Pier), Seal Beach (Orange County)

<p>5-08-227-W Karen Johnson</p>	<p>Replace an existing 179 square foot beach fronting ground floor deck with a 212 square foot (a 33 square foot increase) concrete pad patio and extend an existing 95 square foot 2nd floor deck by an additional 95 square foot (5' x 19') for a total 190 square feet associated with an existing 2,707 square foot beachfront single-family residence with a two (2) car garage. The deck and patio will extend a maximum 10-feet seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant. In addition, two (2) new steel posts will be installed that will connect with the new ground floor concrete patio pad to support the expanded 2nd floor deck and the proposed glass railing on the 2nd floor deck will be frosted to prevent bird strikes. No grading is proposed. Additionally, the applicant is requesting an after-the-fact approval to move their seaward property line 6.50 feet seaward which will add a 25' (l) x 6.50' (w) portion of land to the seaward side of the property.</p>	<p>77 A Surfside Ave # 77, Surfside (Orange County)</p>
<p>5-08-282-W Nils & Zelda Lambrecht</p>	<p>Demolition of a one-story, 950 square foot single-family residence on a 2,700 square foot lot, and construction of a two-story (plus mezzanine), thirty-foot high (plus 33.5-foot high roof access structure), 2,292 square foot single-family residence. The new house will be attached to the existing two-story, two car garage on the rear of the lot.</p>	<p>2419 Ocean Avcnuc, Venice (Los Angeles County)</p>
<p>5-08-323-W Anthony & Katherine Viele</p>	<p>Demolition of a one-story, 1,948 sq. ft. single family residence and construction of a new 3,983 sq. ft., two-story, single-family residence with attached 480 sq. ft. two-car garage and 426 sq. ft. balcony/deck areas. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. No landscaping is proposed.</p>	<p>2005 Ocean Blvd., Newport Beach (Orange County)</p>
<p>5-08-334-W Mr. Stuart Taylor</p>	<p>Demolition of a single-family residence and construction of a 4,193 square foot, 28-foot high single-family residence, with attached 548 square foot two-car garage.</p>	<p>7346 Trask Ave., Playa Del Rey (Los Angeles County)</p>
<p>5-08-339-W Mr. David Krasne</p>	<p>Demolition of a one-story, 1,588 square foot single-family residence on a 5,400 square foot lot, and construction of a two-story, 22-foot high, 2,235 square foot single-family residence. An existing detached garage, which is being enlarged as part of the project, provides three on-site parking stalls.</p>	<p>746 Milwood Ave., Venice (Los Angeles County)</p>
<p>5-09-004-W Jeff Becker</p>	<p>Demolition of a detached one-car garage, and construction of a two-story, twenty-foot high (with one 27.5-foot high roof access structure), 1,086 square foot single-family residence (with a three-car garage on the ground floor) on a 4,622 square foot lot with one existing one-story, 1,228 square foot single family residence. A total of four on-site parking spaces, accessed from the rear alley (San Miguel Avenue), are provided for the resulting two residential units.</p>	<p>729 E. Broadway, Venice (Los Angeles County)</p>
<p>5-09-012-W Jason & Soliel Goldberg</p>	<p>Convert an existing two-story, 2,325 square foot duplex into a single-family residence, including Interior and exterior alterations. No increase in floor area or change to building height. The three existing on-site parking spaces are being maintained in the existing detached two-story garage, with vehicle access provided only from the rear alley.</p>	<p>28 25th Place, Venice (Los Angeles County)</p>

5-09-014-W Mr. & Mrs. William Kaszton	Conversion of a duplex on one lot into two (2) condominium units. The duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No additional development is proposed.	3401 Seashore Drive, Newport Beach (Orange County)
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REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-006-G Department Of Fish & Game, Attn: Rick Mayfield	Removal of non-native vegetation from two drainage ditches/channels to reestablish adequate water flow and prevent further flooding of adjacent street and business. The first ditch/channel is approximately 100 feet in length and runs adjacent and parallel to Culver Boulevard. The second is a 70 foot section of a ditch/channel that intersects with and runs perpendicular to the first ditch/channel. Vegetation removal will be by hand tools and powered tools including hedge, line and blade trimmers. All vehicles and equipment will remain on the paved roadway and all debris will be removed and disposed of in a City landfill.	South of Culver Blvd., East of Nicholson, Playa Del Rey (Los Angeles County)
5-09-007-G Santa Monica Mountains Conservancy	Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with approximately 650 cubic yards of soil, landscaped and used as a public picnic area. In addition, water and electrical services to the pool and pool equipment will be disconnected, pool drains will be plugged, and, the bottom of the pool liner will be punctured to allow for drainage.	15601 Sunset Boulevard, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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January 20, 2009

Moffat and Nichol Engineers
Attn: Chris Webb
3780 Kilroy Airport Way, Suite #600
Long Beach, CA 90807

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#: 5-08-074 **APPLICANT:** City of Seal Beach

LOCATION: East Beach (Downcoast of the Seal Beach Pier), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Beach nourishment of East Beach with approximately 200,000 cubic yards of suitable material from an approved borrow site located about 0.4 mile from the beaches of Surfside Colony-Sunset Beach and approximately 1.5 miles from the project site. The material would be placed at East Beach as a locally funded incremental element/modification to the USACE Stage 12 project (Beach nourishment of the Surfside-Sunset beaches). The dredged material has been determined to be compatible with the beach material and also has passed chemical analysis. The dredged material would be discharged via pipeline (submerged to the ocean floor) to a designated deposition area on East Beach that will have a maximum footprint of approximately 2,300 feet in length and a maximum width of approximately 500 feet. This discharge area will be cordoned off and closed to public access during the course of the project. Beach area closure shall be minimized and limited to areas immediately adjacent to the beach nourishment area (within 200 feet of the pipeline and deposition area). Beach areas closed for sand placement shall be re-opened as soon as possible upon completion of sand placement. All beach areas and recreation facilities outside of the 200 foot radius shall remain open and available for the public. Construction equipment consisting of one loader, one excavator and two bulldozers will be used to create the discharge area as well as to grade to beachfill. The project will take approximately four (4) weeks (anticipated to begin in March 2009) to complete and will result in an increase of the beach width by 510 feet added to the currently narrowed beach area. A temporary construction staging area will be located in the parking lot at the southern end of 10th Street and on the western end of East Beach, just east of the Seal Beach Pier. To avoid adverse impacts on grunion, neither pipe placement nor beach nourishment shall occur within suitable grunion habitat between February 15th to September 15th without a written statement from the Executive Director authorizing said development within those dates. To obtain such a written statement, the permittee must submit a declaration from the California Department of Fish and Game (CDF&G) stating that implementing the development described on the specific dates will not cause any adverse impacts to any grunion or their eggs. The declaration must contain an assessment of the grunion spawning area and a statement that the development activity on the specific dates proposed and in the specified area will not interfere with the spawning of the grunion. The applicant has proposed beach profile monitoring to quantify sand accretion or loss at East Beach associated with the proposed project. Additionally, the applicant has proposed consistency with the City's NPDES permit and daily monitoring of turbidity during sand placement to ensure turbidity levels do not exceed ambient levels as measured for a prolonged period. The Regional Water Quality Control Board (RWQCB), Environmental Protection Agency (EPA) and United States Army Corps. Of Engineers (USACOE) have all approved the project.

RATIONALE: The proposed project will take place at East Beach, which is east of the Seal Beach Pier. East Beach is approximately 2,400 feet long and varies in width (depending on seasonal and yearly conditions) from between 200 feet to 500 feet. Implementation of the project would place beach fill over the existing

beach slope and would cover sandy beach and infaunal organisms as a result. However, this fill would be temporary and once beach nourishment activities have been completed, planktonic larvae would resettle the beach. The proposed pipeline will also temporarily disturb the subtidal benthic habitat or bury organisms underneath the pipe during the project. However, there are no sensitive benthic organisms, reefs, eelgrass beds or kelp beds within the offshore section of the project area. Once the pipeline is removed, benthic invertebrates populations will recolonized the impacted areas. While public access within the construction area will be prohibited, public access to the remaining portions of the beach will be continued. In addition, beach areas closed for sand placement shall be re-opened as soon as possible upon completion of sand placement. Section 30233 of the Coastal Act allows dredging and filling of coastal waters or wetlands only where feasible mitigation measures have been provided to minimize adverse environmental effects. In this case, fill would result from the restoration of beaches where erosion has narrowed the prior width of the beach. This proposed fill is allowable pursuant to Section 30233 of the Coastal Act. Prior permits have been issued for similar beach nourishment projects at this beach (i.e. CDP No. 5-94-084) and the proposed project is consistent with those prior actions. 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 February 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. *na*

PETER DOUGLAS
Executive Director
cc: Commissioners/File

KA _____
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 20, 2009

Mark Wheeler
325 Roycroft Avenue
Long Beach, CA 90814

**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#: 5-08-227 **APPLICANT:** Milan & Karen Johnson

LOCATION: A-77 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Replace an existing 179 square foot beach fronting ground floor deck with a 212 square foot (a 33 square foot increase) concrete pad patio and extend an existing 95 square foot 2nd floor deck by an additional 95 square feet (5' x 19') for a total 190 square feet associated with an existing 2,707 square foot beachfront single-family residence with a two (2) car garage. The deck and patio will extend a maximum 10-feet seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant. In addition, two (2) new steel posts will be installed that will connect with the new ground floor concrete patio pad to support the expanded 2nd floor deck and the proposed glass railing on the 2nd floor deck will be frosted to prevent bird strikes. No grading is proposed. Additionally, the applicant is requesting an after-the-fact approval to move their seaward property line 6.50 feet seaward which will add a 25' (l) x 6.50' (w) portion of land to the seaward side of the property.

RATIONALE: The lot is located at A-77 Surfside Avenue in the private community of Surfside Colony, in the City of Seal Beach, Orange County. The subject site is a beachfront lot located between the first public road and the sea. The lot size is 1,112 square feet and the City of Seal Beach Zoning Code designates use of the site for Residential High Density and the proposed project adheres to this designation. The proposed development is in an existing private, gated residential community, located south of the Anaheim Bay east jetty and is consistent with development in the vicinity and prior Commission actions in the area. A pre-Coastal (1966) boundary agreement between Surfside Colony and the California State Lands Commission fixes the boundary between state tide and submerged lands and private uplands in Surfside. As a result of this boundary agreement, Surfside Colony, Ltd. owns a strip of the beach, up to 80 feet in width, adjacent to the homes fronting the ocean. The beach seaward of this area is available for lateral public access. Vertical access is available at the end of Anderson Street to the south of the Surfside community. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. The 25-foot (l) by 6.50-foot (w) portion added to the residential lot on the seaward side will be taken from Surfside Colony's approximately 80-foot wide strip of land described briefly in the first paragraph above and described in detail below. The applicant states that this after-the-fact development took place years ago. Surfside Colony, Ltd. and the residential lot owners have in the past performed similar types of lot-line adjustments on many of the residential lots along the "A" row in the community. The reason for these lot line adjustments was that Surfside Colony, Ltd. wanted to widen their interior street by giving inches or feet to the homeowner at the rear (towards ocean) in trade for the equal land at the street side so the interior street could be made wider to better handle emergency vehicles. However in this case Surfside Colony concluded that the street was wide enough in this area to handle emergency vehicles, thus, no additional transfer of land on the street side was necessary. Nevertheless, Surfside Colony allowed the residential lot owner to move its property line seaward, in alignment with the adjacent lots, for private equity purposes. The minimal 6.50-foot lot extension would encroach onto the beach on property owned by the Surfside Colony, Ltd., as discussed above. However, this encroachment would not adversely impact lateral public access to the beach as public access seaward of the portion of the beach owned by Surfside Colony, Ltd. would remain and still be accessible. 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 February 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

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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January 16, 2009

Andreas Gritschke, GO:Architecture
1701 Clinton Street, #301
Los Angeles, CA 90026

**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: 5-08-282 **APPLICANTS:** Nils & Zeldia Lambrecht

LOCATION: 2419 Ocean Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 950 square foot single-family residence on a 2,700 square foot lot, and construction of a two-story (plus mezzanine), thirty-foot high (plus 33.5-foot high roof access structure), 2,292 square foot single-family residence. The new house will be attached to the existing two-story, two car garage on the rear of the lot.

RATIONALE: The proposed project, which is located 120 feet from Eastern Canal, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-2701, 9/25/08) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in Southeast Venice (limited rooftop development is permitted to exceed the roof height limit). Adequate on-site parking is provided for the single-family residence in the two-car garage, which is accessed from the Eastern Court, rear alley. A minimum ten-foot front yard setback will be maintained. 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 (425 square feet of permeable landscaped area, plus a rooftop garden, 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 **February 4, 2009 meeting in Huntington 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

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200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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January 20, 2009

Brian Gregory Opp Construction
PO BOX 2077
Hailey, ID 83333

**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#: 5-08-323 **APPLICANT:** Anthony J. and Katherine M. Viele

LOCATION: 2005 E. Ocean Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,948 sq. ft. single family residence and construction of a new 3,983 sq. ft., two-story, single-family residence with attached 480 sq. ft. two-car garage and 426 sq. ft. balcony/deck areas. The maximum height of the residential structure will be 29 feet above grade. Minimal grading for site preparation is proposed. No landscaping is proposed.

RATIONALE: The subject site is a 3,325 square foot lot designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot between the first public road and the sea. The proposed project involves the demolition and reconstruction of a single family residence. The project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the project design. Runoff from the front of the lot will be directed to the street; runoff from the back (alley side) of the lot will be collected by concrete swales, surface area drains and roof downspouts draining to an underground drainage system to two trench drains for onsite percolation prior to draining toward the alley. Public coastal access is available approximately 40 feet west of the site at the end of "L" Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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



January 22, 2009

Dave Marba
28128 Pacific Coast Highway, #258
Malibu, CA 90265

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

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

WAIVER#: 5-08-334

APPLICANT: Stuart Taylor

LOCATION: 7346 Trask Avenue, Playa del Rey

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 4,193 square foot, 28-foot high single-family residence, with attached 548 square foot two-car garage.

RATIONALE: The proposed project is located approximately 1/4 mile from Dockweiler State Beach. The surrounding area is residentially developed with single-family residences. The applicant has received an Approval in Concept No. ZA-2008-4690-AIC from the City of Los Angeles Planning Department (11/20/08). The site is designated as low-density (R1-1) residential. The proposed single family home is a permitted use in the R1-1 zone. The proposed single family home provides the required two parking spaces and is designed to be compatible with the character of the surrounding pattern of development. Drainage will be collected and directed to landscaped areas and to the street, as required by the City. The Playa del Rey LCP has not been completed. 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 February 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: _____
GARY TIMM /
COASTAL PROGRAM MANAGER

CALIFORNIA COASTAL COMMISSION

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



January 15, 2009

Robert Thibodeau, Architect
529 California Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-339 **APPLICANT:** David Krasne

LOCATION: 746 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,588 square foot single-family residence on a 5,400 square foot lot, and construction of a two-story, 22-foot high, 2,235 square foot single-family residence. An existing detached garage, which is being enlarged as part of the project, provides three on-site parking stalls.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-4875, 12/15/08) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-foot height limit for flat-roofed structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: three spaces in the detached garage, all accessed from the rear alley, Milwood 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 (2,470 square feet of permeable landscaped 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 **February 4, 2009 meeting in Huntington 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 21, 2009

Joel Cichowski
216 Pico Boulevard, #19
Santa Monica, CA 90405

**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: 5-09-004 **APPLICANT:** Jeffrey Becker

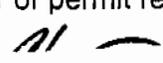
LOCATION: 729 Broadway, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage, and construction of a two-story, twenty-foot high (with one 27.5-foot high roof access structure), 1,086 square foot single-family residence (with a three-car garage on the ground floor) on a 4,622 square foot lot with one existing one-story, 1,228 square foot single family residence. A total of four on-site parking spaces, accessed from the rear alley (San Miguel Avenue), are provided for the resulting two residential units.

RATIONALE: The proposed project, which is located one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-79, 1/12/09) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The resulting two detached single family residences conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. Adequate on-site parking is provided (4 spaces). 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 (2,243 square feet of permeable landscaped area will be maintained on the 4,622 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 **February 4, 2009 meeting in Huntington 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

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



January 23, 2009

Duncan McIntosh, McIntosh Design
1003 Diamond Avenue, #205
South Pasadena, CA 91030

**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: 5-09-012 **APPLICANTS:** Jason & Soliel Goldberg

LOCATION: 28 25th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing two-story, 2,325 square foot duplex into a single-family residence, including Interior and exterior alterations. No increase in floor area or change to building height. The three existing on-site parking spaces are being maintained in the existing detached two-story garage, with vehicle access provided only from the rear alley.

RATIONALE: The proposed project, which is one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-4446, 12/24/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are currently no affordable housing units on the site (6/2/08). The existing two-story structure is not being enlarged. Adequate on-site parking is provided, accessible only from 25th Place, 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. 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 **February 4, 2009 meeting in Huntington 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 28, 2009

Mr. & Mrs. William Kaszton
41 Van Gogh Way
Coto De Caza, CA 92679

**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#: 5-09-014

APPLICANT: Mr. & Mrs. William Kaszton

LOCATION: 3401 Seashore Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a duplex on one lot into two (2) condominium units. The duplex provides two (2) parking spaces for each unit, for a total of four (4) parking spaces. No additional development is proposed.

RATIONALE: The lot size is approximately 2,700 square feet and is designated as high density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed development consists of a conversion of a duplex into two (2) condominium units. The subdivision of land is not allowed under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977, therefore Commission approval is necessary. The proposed project conforms to the Commission's parking requirement of two (2) parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: January 15, 2009

EMERGENCY PERMIT: 5-09-006-G

APPLICANT: California Department of Fish and Game

LOCATION: Ballona Ecological Reserve, north of Culver Boulevard and east of Nicholson Boulevard, in the Playa del Rey community of the City of Los Angeles.

EMERGENCY WORK PROPOSED: Removal of non-native vegetation from two drainage ditches/channels to reestablish adequate water flow and prevent further flooding of adjacent street and business. The first ditch/channel is approximately 100 feet in length and runs adjacent and parallel to Culver Boulevard. The second is a 70 foot section of a ditch/channel that intersects with and runs perpendicular to the first ditch/channel. Vegetation removal will be by hand tools and powered tools including hedge, line and blade trimmers. All vehicles and equipment will remain on the paved roadway and all debris will be removed and disposed of in a City landfill.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of flooding caused by blockage of water flow in the drainage ditch/channels creates a public safety hazard and property damage and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____
Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
6. OTHER: temporary sediment fencing should be installed if necessary to prevent sediment and debris from being transported into the other areas of the wetlands.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form
Coastal Permit Application Form

CALIFORNIA COASTAL COMMISSION

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



CORRECTED COPY
EMERGENCY PERMIT

DATE: JANUARY 15, 2009

EMERGENCY PERMIT: 5-09-007-G (Previous Number 5-08-284-G)

APPLICANT: Santa Monica Mountains Conservancy

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

EMERGENCY WORK PROPOSED: Abandonment of an existing 45' by 75' public swimming pool in Temescal Gateway Park. The pool will be filled with approximately 650 cubic yards of soil, landscaped and used as a public picnic area. In addition, water and electrical services to the pool and pool equipment will be disconnected, pool drains will be plugged, and, the bottom of the pool liner will be punctured to allow for drainage.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of **hazards associated with a threat to the overall stability of the site and surrounding area due to the deteriorating condition of the empty pool (evidenced by visible cracks) that contribute to an increased potential for sediment transport under the pool, deck, driveway, and adjacent structures, broken plumbing and electrical connections, and, weakened side wall collapse from increased saturated soil pressure should more rain occur which** requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____

Title: Coastal Program Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: None

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department