

**CALIFORNIA COASTAL COMMISSION**

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

**ADDENDUM**

Date: March 5, 2009

To: COMMISSIONERS & INTERESTED PERSONS

From: JOHN AINSWORTH, DEPUTY DIRECTOR  
SOUTH COAST DISTRICT STAFF

Subject: Commission Hearing of March 11, 2009, **item Wednesday No. 11**, District Directors Report, Waivers, Nos. 5-09-022 and 5-09-023(City of Los Angeles, Department of Public Works), Pacific Palisades of the City of Los Angeles, Los Angeles County.

The following changes to the project description should be made (additions are shown as underlined and deletions are shown as strike through):

1. Waiver No. 5-09-022(LA City):

**PROPOSED DEVELOPMENT:** Upgrade existing Low Flow Diversion to divert year round dry-weather runoff to the sanitary sewer system and provide redundancy to the existing system. The upgrades will include underground pumps, vault, piping, maintenance covers, and new above ground 4 foot high by 2 foot wide by 18 foot long utility box and 1 foot-7 inch by 2 foot wide by 4 foot high meter cabinet. Construction will last approximately 4-~~6~~ 12 months starting in October.

2. Waiver No. 5-09-023(LA City):

**PROPOSED DEVELOPMENT:** Upgrade existing Low Flow Diversion to divert year round dry-weather runoff to the Coastal Interceptor Sewer system. The upgrades will include underground pumps, vault, piping, maintenance covers, and new above ground 4 foot high by 2 foot wide electrical control box. Construction will ~~being~~ begin in October and last approximately 4-~~6~~ 12 months.

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# W11

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

*For the*

***March Meeting of the California Coastal Commission***

MEMORANDUM

Date: March 11, 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 **March 11, 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. 5-09-009-W Tejwinder & Sarabjit Kahlon (Laguna Beach, Orange County)

**DE MINIMIS WAIVERS**

1. 5-07-321-W Mark & Esther Wurm & Jose & Victoria Bunge (Venice, Los Angeles County)
2. 5-08-029-W City Of Long Beach Department Of Parks, Recreation And Marine, Attn: Mark Sandoval (Long Beach, Los Angeles County)
3. 5-08-307-W California State Parks, Attn: Joe Milligan, Park Superintendent; City Of Huntington Beach, Attn: Todd Broussard (Bolsa Chica, Orange County)
4. 5-08-324-W Caltrans District 12, Attn: Mr. Charles Baker (San Clemente, Orange County)
5. 5-08-338-W Andrew Miner (Newport Beach, Orange County)
6. 5-08-346-W Southern California Gas Company (Playa Del Rey, Los Angeles County)
7. 5-08-349-W Dr. Michael Florman (Pacific Palisades, Los Angeles County)
8. 5-08-352-W Three Arch Bay Community Services District (Laguna Beach, Orange County)
9. 5-09-001-W James & Karen Chick (Laguna Beach, Orange County)
10. 5-09-002-W Seth & Mary Pierce (Pacific Palisades, Los Angeles County)
11. 5-09-005-W Marco Bacich Jr & Pamela Bacich, Trustccs, Attn: Mr. Daniel E. Welden; Marco J. Bacich Jr. & Pamela Bacich (Newport Beach, Orange County)
12. 5-09-010-W Steve Roberts (Seal Beach, Orange County)
13. 5-09-011-W Mr. Hank F. Weeks (Laguna Beach, Orange County)
14. 5-09-013-W Kenny Johnson & John Jory II (Newport Beach, Orange County)
15. 5-09-015-W Fred Woodworth (Newport Beach, Orange County)
16. 5-09-016-W Mr. & Mrs. David Iben (Playa Del Rey, Los Angeles County)
17. 5-09-017-W Susan & Barry Shanley (Venice, Los Angeles County)
18. 5-09-018-W Meier Enterprises, Inc., Attn: Zech Fitzgerald (Los Angeles, Los Angeles County)
19. 5-09-019-W Ms. Marianne J. Moy (Newport Beach, Orange County)
20. 5-09-021-W City Of Los Angeles Department Of Public Works, Bureau Of Eng., Attn: Maria Martin (Pacific Palisades, Los Angeles County)
21. 5-09-022-W City Of Los Angeles Dept. Of Public Works, Bureau Of Eng., Attn: Maria Martin (Pacific Palisades, Los Angeles County)
22. 5-09-023-W City Of Los Angeles Dept. Of Public Works, Bureau Of Eng., Attn: Maria Martin (Pacific Palisades, Los Angeles County)
23. 5-09-024-W City Of Redondo Beach Harbor, Business & Transit Dept. (Redondo Beach, Los Angeles County)
24. 5-09-026-W Jonathan Sela; Megan Schoenbachler (Venice, Los Angeles County)
25. 5-09-027-W Gregory Adler & Jill Soffer (Pacific Palisades, Los Angeles County)

**IMMATERIAL AMENDMENTS**

1. 5-92-050-A3 City Of Long Beach Dept. Of Parks & Rec., Attn: Dennis Eschen (Long Beach, Los Angeles County)

**EXTENSION - IMMATERIAL**

1. 5-06-145-E1 UGS Development, Inc, Attn: Tom Utman (Newport Beach, Orange County)
2. 5-06-430-E1 Norman Frank Scheel (San Clemente, Orange County)

**TOTAL OF 29 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>
<b>5-09-009-W</b> Tejwinder & Sarabjit Kahlon	The addition and remodel to an existing single family residence resulting in a 1924 square-foot, 21 feet high (measured from existing and finished grade) single family residence with an attached 440 square-foot garage. The proposed addition includes a 460 square foot addition to the first level, a 106 square-foot reduction to the second floor, and a 182 square-foot reduction to the garage. The proposed project also includes improvements to existing retaining walls, site stairs, hardscaping and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 270 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to an Orange County landfill located outside of the coastal zone.	14 Bay Drive, Laguna 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>
<b>5-07-321-W</b> Mark & Esther Wurm & Jose & Victoria Bunge	Suspend a lighted "VENICE" sign across Windward Avenue, (west of the Windward Avenue/Pacific Avenue intersection) 25 feet above street level.	75 & 80 Windward Avenue, Venice (Los Angeles County)
<b>5-08-029-W</b> City Of Long Beach Department Of Parks, Recreation And Marine, Attn: Mark Sandoval	Placement of two ten-foot high, 200 square foot (10' x 20') storage containers in the Downtown Shoreline Marina parking lot (two parking stalls will be occupied).	386 Shoreline Drive S, Long Beach (Los Angeles County)
<b>5-08-307-W</b> California State Parks, Attn: Joe Milligan, Park Superintendent City Of Huntington Beach	Replace existing "Welcome to Huntington Beach" sign with a new and smaller sign in a different location. The new sign is to be comprised of an oval-shaped placard suspended between two groupings of support "pilings" that serve as the posts. The proposed sign, including the posts and sign, will be approximately 8 feet wide. The top elevation of the oval-shaped placard will be approximately 6 feet above the ground surface (including an open gap beneath the sign); the posts will be approximately 11 feet tall at their highest point.	400 Pacific Coast Highway (south of PCH & Warner Avenue Intersection), Bolsa Chica (Orange County)

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

<p><b>5-08-324-W</b> Caltrans District 12, Attn: Mr. Charles Baker</p>	<p>Removal of 1600' of concrete barrier (k-rail), demolition of existing sound wall and construction of new 1600' long and 14'-16' tall masonry block sound wall along the southbound side of Interstate Route 5 (I-5) along the shoulder of the southbound El Camino Real on-ramp; and construction of a new 463' long and 14' tall masonry block sound wall along the southbound side of Interstate Route 5 south of the El Camino Real under crossing. No additional travel way pavement will be added as part of the proposed project. Approximately 400 cubic yards of cut and fill are proposed for site preparation. Landscaping is not proposed.</p>	<p>Southbound Intersate 5 at El Camino Real, San Clemente (Orange County)</p>
<p><b>5-08-338-W</b> Andrew Miner</p>	<p>Demolition of existing single family residence and construction of a new 2,110 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 504 square foot, two car garage.</p>	<p>128 E. Balboa Blvd., Newport Beach (Orange County)</p>
<p><b>5-08-346-W</b> Southern California Gas Company</p>	<p>Grade approximately 21 cubic yards at the toe of the bluff and construct a 5-foot high by 16-foot long retaining wall with 4.75-foot long side walls and 66 square foot cement pad to create a containment area in order to relocate an existing oil tanker loading station to improve internal circulation for the tank trucks.</p>	<p>Southern California Gas Tank Farm, East of Culver Boulevard, Playa Del Rey (Los Angeles County)</p>
<p><b>5-08-349-W</b> Dr. Michael Florman</p>	<p>Demolition of a single-family residence and swimming pool and construction of a 26.5 foot high (existing grade), two-story, 6,856 square foot, single-family residence with basement, attached garage, and infinity pool.</p>	<p>1214 Turquesa Lane, Pacific Palisades (Los Angeles County)</p>
<p><b>5-08-352-W</b> Three Arch Bay Community Services District</p>	<p>The proposed project is for improvements to the existing entry gates for the private community of Three Arch Bay. Proposed improvements include new vehicle sensitive activation loops, security cameras, and barrier arms activated by electronic key cards issued to residents that would reduce the queue line-up that currently extends out onto Coast Highway during busy periods by automating the entry clearance process for residents. The existing swing gates currently in place at the entry ways would remain in place without modification.</p>	<p>32347 &amp; 32350 South Coast Highway, Laguna Beach (Orange County)</p>
<p><b>5-09-001-W</b> James &amp; Karen Chick</p>	<p>The demolition of an existing single family residence and the construction of a new 2,971 square foot, 14 feet high (measured from existing grade), one-story single family residence over basement level, with enclosed parking for two vehicles in an attached 436 square-foot garage. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 592 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to a landfill located outside of the coastal zone in La Brea.</p>	<p>8 N. Encino, Laguna Beach (Orange County)</p>
<p><b>5-09-002-W</b> Seth &amp; Mary Pierce</p>	<p>Construction of a two-story, 28-foot high (as measured from centerline of frontage road), 2,990 square-foot single-family residence, with a 400 square-foot, two-car garage, on a 6,142 square-foot lot. Approximately 633 cubic yards of grading is proposed on the site to accommodate the ground level.</p>	<p>15945 Temecula Street, Pacific Palisades (Los Angeles County)</p>

<p><b>5-09-005-W</b>                  Marco Bacich Jr &amp; Pamela Bacich, Trustees, Attn: Mr. Daniel E. Welden                  Marco J. Bacich Jr. &amp; Pamela</p>	<p>Lot line adjustment to merge three lots and portions of vacated right-of-ways into two parcels for the continuation of existing single-family development and including demolition of an existing two-car garage that would straddle the new lot line.</p>	<p>1100-1104 E. Balboa Blvd., Newport Beach (Orange County)</p>
<p><b>5-09-010-W</b>                  Steve Roberts</p>	<p>Demolition of an existing duplex and construction of a new 2,886 square foot, two-story single-family residence with an attached 462 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Minimal grading for recompaction purposes is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>122 12th Street, Seal Beach (Orange County)</p>
<p><b>5-09-011-W</b>                  Mr. Hank F. Weeks</p>	<p>The demolition of an existing single family residence and the construction of a new 5,275 square foot, 20 feet high (measured from existing grade), two-story single family residence, with enclosed parking for eight vehicles in two attached garages totaling 2,745 square-feet. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 1,012 cubic yards of grading is proposed on the site to accommodate the lower level 2,094 square-foot garage. Removed material will be exported to a landfill located outside of the coastal zone in Orange County.</p>	<p>2505 Altamar Drive, Laguna Beach (Orange County)</p>
<p><b>5-09-013-W</b>                  Kenny Johnson &amp; John Jory II</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>435 Carnation, Newport Beach (Orange County)</p>
<p><b>5-09-015-W</b>                  Fred Woodworth</p>	<p>Demolition of an existing two-story duplex and construction of a new two-story, 6,634 sq. ft. duplex including two attached one-car garages and two one-car carports, plus balconies and roof decks. The two proposed two-story units are 3,023 sq. ft. of proposed living space and 294 sq. ft. one-car garage each. The maximum height of the residential structure will be 28 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. No landscaping is proposed for the site or parcel map for condominium purposes.</p>	<p>945 Balboa Blvd West, Newport Beach (Orange County)</p>
<p><b>5-09-016-W</b>                  Mr. &amp; Mrs. David Iben</p>	<p>Construction of a 708 square foot accessory building, with approximately 145 cubic yards of excavation, adjacent to the site's existing swimming pool.</p>	<p>7321 Rindge Ave., Playa Del Rey (Los Angeles County)</p>
<p><b>5-09-017-W</b>                  Susan &amp; Barry Shanley</p>	<p>Convert an existing two-story, 28-foot tall, 3,087 square foot, five-unit apartment complex (two buildings) on a 3,660 square foot lot into a four-unit apartment complex (by combing the two second floor units into one unit). The project includes interior alterations to the second floor (remove non-bearing walls, remove a kitchen and install a new door). No change to the buildings' height, and no additional floor area.</p>	<p>39 Brooks Avenue, Venice (Los Angeles County)</p>

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

<p><b>5-09-018-W</b> Meier Enterprises, Inc., Attn: Zech Fitzgerald</p>	<p>Construction of a concrete shed measuring, 72 foot long by 46 foot wide by 20 foot high, to shield for radiation monitoring of cargo containers leaving the Port.</p>	<p>2401 E. Pier A Way, Los Angeles (Los Angeles County)</p>
<p><b>5-09-019-W</b> Ms. Marianne J. Moy</p>	<p>Conversion of an existing 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.</p>	<p>921 &amp; 921 1/2 W. Bay Avenue, Newport Beach (Orange County)</p>
<p><b>5-09-021-W</b> City Of Los Angeles Department Of Public Works, Bureau Of Eng., Attn: Maria Martin</p>	<p>Construct a new Coastal Interceptor Relief Sewer consisting of approximately 4,500 total lineal feet of pipe, underground ancillary structures and maintenance covers within Pacific Coast Highway right-of-way and partially within Will Rogers State Beach parking lot 1 and 2; temporary reroute bicycle path and construct temporary bridge over flood control concrete walled channel. Site will be restored after construction. Construction will begin in October and last for approximately 14 months.</p>	<p>Pacific Coast Highway, between Palisades park (Will Rogers State Beach Parking Lot 2 East), in the Pacific Palisades area of the City of Los Angeles, to the northern end of the City of Santa Monica, Pacific Palisades (Los Angeles County)</p>
<p><b>5-09-022-W</b> City Of Los Angeles Dept. Of Public Works, Bureau Of Eng., Attn: Maria Martin</p>	<p>Upgrade existing Low Flow Diversion to divert year round dry-weather runoff to the sanitary sewer system and provide redundancy to the existing system. The upgrades will include underground pumps, vault, piping, maintenance covers, and new above ground 4 foot high by 2 foot wide utility box. Construction will last approximately 4-6 months starting in October.</p>	<p>Will Rogers State Beach Parking Lot 2 East adjacent to Pacific Coast Highway, Pacific Palisades (Los Angeles County)</p>
<p><b>5-09-023-W</b> City Of Los Angeles Dept. Of Public Works, Bureau Of Eng., Attn: Maria Martin</p>	<p>Upgrade existing Low Flow Diversion to divert year round dry-weather runoff to the Coastal Interceptor Sewer system. The upgrades will include underground pumps, vault, piping, maintenance covers, and new above ground 4 foot high by 2 foot wide electrical control box. Construction will begin in October and last approximately 4-6 months.</p>	<p>Will Rogers State Beach Parking Lot 1 adjacent to Pacific Coast Highway, Pacific Palisades (Los Angeles County)</p>
<p><b>5-09-024-W</b> City Of Redondo Beach Harbor, Business &amp; Transit Dept.</p>	<p>As a part of the Revitalization Project for the Redondo Beach Pier and Boardwalk areas the proposed project includes the replacement of existing 15 - 40 year old railings located throughout the Pier and Boardwalk areas with anodized aluminum railings. The installed railings would measure 42 inches in height and there would be 4 inches between each vertical picket.</p>	<p>100 W. Torrance Blvd., Redondo Beach (Los Angeles County)</p>
<p><b>5-09-026-W</b> Jonathan Sela Megan Schoenbachler</p>	<p>Demolition of a one-story, 955 square foot single-family residence, detached garage and shed; and construction of a two-story, 25-foot high, 2,735 square foot single-family residence with a two-stall carport and a swimming pool on a 5,300 square foot lot.</p>	<p>730 Palms Blvd., Venice (Los Angeles County)</p>
<p><b>5-09-027-W</b> Gregory Adler &amp; Jill Soffer</p>	<p>Demolition of two single-family residences and accessory structures on two adjacent lots and construction of a 4,645 square foot, 35 foot high, single-family residence across both lots (lot tie), 1,616 square foot guest house/ recreation room, and swimming pool.</p>	<p>420 &amp; 426 N. East Rustic Road, Pacific Palisades (Los Angeles County)</p>

**REPORT OF IMMATERIAL AMENDMENTS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-92-050-A3</b> City Of Long Beach Dept. Of Parks & Rec., Attn: Dennis Eschen	Extend the five-year term for the previously approved parking fees and a valet parking service. The new term expires March 31, 2014..	100 Marina Drive, Long Beach (Los Angeles County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-06-145-E1</b> UGS Development, Inc, Attn: Tom Utman	Demolition of an existing 64-unit apartment complex and creation of a parcel map for 17 single-family residential lots. In addition, the project consists of construction of a gated community [Gating not approved by the California Coastal Commission. Refer to Special Conditions No. 1, 2, 3, 4, and 6.] with 17 custom single-family residences in accordance with height, setback and other development standards identified in the Planned Community Text. The existing vertical public access on site will be made ADA compliant and widened within the existing easement to provide an 8-foot wide concrete walkway. In addition, the project proposes replacing an existing lateral access, consisting of an existing 6-foot floating public walkway, with an 8-foot landside ADA compliant walkway such that 3-feet of the walkway will be partially on land, with the remaining 5-feet cantilevered over the existing bulkhead. Grading will consist of 4,200 cubic yards of cut, 4,600 cubic yards of fill and 400 cubic yards of import. The proposal also establishes a limitation on use of an existing 34-slip marina located seaward of the new residential community.	919 Bayside Drive, Newport Beach (Orange County)
<b>5-06-430-E1</b> Norman Frank Scheel	Demolition of an existing single-family residence and construction of a new 4,514 square-foot, 16 foot-high, single-story with basement/garage and roof deck, single-family residence and landscape improvements; approximately 955 cubic yards of grading (740 c.y. cut and 215 c.y. fill) proposed for basement/garage excavation and site preparation on a 10,011 square-foot canyon lot.	512 Avenida La Costa, San Clemente (Orange County)



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February 23, 2009

Horst Architects  
241 Forest Avenue  
Laguna Beach, CA 92651

**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#:** 5-09-009**APPLICANTS:** Tejwinder and Sarabjit Kahlon**LOCATION:** 14 Bay Drive, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** The addition and remodel to an existing single family residence resulting in a 1924 square-foot, 21 feet high (measured from existing and finished grade) single family residence with an attached 440 square-foot garage. The proposed addition includes a 460 square-foot addition to the first level, a 106 square-foot reduction to the second floor, and a 182 square-foot reduction to the garage. The proposed project also includes improvements to existing retaining walls, site stairs, hardscaping and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 270 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to an Orange County landfill located outside of the coastal zone.

**RATIONALE:** The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed project will result in two additional on-site parking spaces, and the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 2009** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by: \_\_\_\_\_  
KARL SCHWING  
Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

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February 19, 2009

Tomas Osinski  
4240 Glenmuir Avenue  
Los Angeles, CA 90065

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

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

**WAIVER:** 5-07-321      **APPLICANTS:** Mark & Esther Wurm and Jose & Victoria Bunge

**LOCATION:** 75 & 80 Windward Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Suspend a lighted "VENICE" sign across Windward Avenue, (west of the Windward Avenue/Pacific Avenue intersection) 25 feet above street level.

**RATIONALE:** The proposed project, which is one block inland of the beach, has been approved by the City of Los Angeles Department of Public Works (Revocable Permit No. R-0785-0017). The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with 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 **March 11, 2009 meeting in Monterey** 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**

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February 19, 2009

Mark Sandoval, Manager  
City of Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, CA 90815-1697

**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:** 5-08-029

**APPLICANT:** City of Long Beach

**LOCATION:** 386 Shoreline Drive (Shoreline Yacht Club), Downtown Shoreline Marina, City of Long Beach, Los Angeles County.

**PROPOSED DEVELOPMENT:** Placement of two ten-foot high, 200 square foot (10'x 20') storage containers in the Downtown Shoreline Marina parking lot (two parking stalls will be occupied).

**RATIONALE:** The project site is on State Tidelands administered by the City of Long Beach, and within the Commission's original permit jurisdiction. The two proposed steel storage boxes, placed side-by-side, will be used by Shoreline Yacht Club to store sailing equipment. The storage boxes will occupy part of the paved parking area that exists on the inland side of the yacht club's two-story clubhouse. Two slip-renter reserved parking spaces will be displaced by the project. The proposed project has been reviewed and endorsed by the City of Long Beach Department of Parks, Recreation and Marine. The proposed project will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. Views of the marina will not be adversely affected since the boxes will be placed on the inland side of the two-story clubhouse, about ninety feet from the water's edge. The loss of two parking stalls will not significantly affect public access to the marina. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **March 11, 2009 meeting in Monterey** 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  
Long Beach, CA 90802-4302  
(562) 590-5071



February 24, 2009

M. Todd Broussard, PE, MPA  
Huntington Beach Public Works  
2000 Main Street  
Huntington Beach, CA 92648

**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#:** 5-08-307                      **APPLICANT:** City of Huntington Beach Public Works

**LOCATION:** Eleven feet seaward of Pacific Coast Hwy edge of pavement, and 400 feet south of Warner Ave. Huntington Beach, Orange County

**PROPOSED DEVELOPMENT:** Replace existing "Welcome to Huntington Beach" sign with a new and smaller sign in a different location. The new sign is to be comprised of an oval-shaped placard suspended between two groupings of support "pilings" that serve as the posts. The proposed sign, including the posts and sign, will be approximately 8 feet wide. The top elevation of the oval-shaped placard will be approximately 6 feet above the ground surface (including an open gap beneath the sign); the posts will be approximately 11 feet tall at their highest point.

**RATIONALE:** The existing sign that is to be removed is visible from the intersection of Pacific Coast Highway (PCH) and Warner Avenue and is prominently in the viewshed of traffic southbound on PCH and westbound on Warner Ave.; the proposed sign, to be located 400 feet south of this intersection, will be primarily visible from the south bound lanes of Pacific Coast Highway. The proposed sign is smaller than the existing sign and is situated to minimize view obstruction to and along the coast. The sign will not be illuminated. The new sign will be located within an area containing a mixture of native and non-native weedy plant species. The project has been reviewed by the Commission's biologist who determined that no sensitive habitat will be disturbed by the proposed project. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at the March 11-13, 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  
(562) 590-5071



February 23, 2009

Caltrans District 12  
Attn: Charles Baker  
3337 Michelson Drive Suite 380  
Irvine, CA 92612

**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#:** 5-08-324**APPLICANT:** Charles Baker, Caltrans District 12**LOCATION:** Southbound Interstate 5 at El Camino Real, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Removal of 1600' of concrete barrier (k-rail), demolition of existing sound wall and construction of new 1600' long and 14'-16' tall masonry block sound wall along the southbound side of Interstate Route 5 (I-5) along the shoulder of the southbound El Camino Real on-ramp; and construction of a new 463' long and 14' tall masonry block sound wall along the southbound side of Interstate Route 5 south of the El Camino Real under crossing. No additional travel way pavement will be added as part of the proposed project. Approximately 400 cubic yards of cut and fill are proposed for site preparation. Landscaping is not proposed.

**RATIONALE:** The subject site is entirely within Caltrans public right of way. The proposed sound wall plans are in response to recommendations from a Noise Barrier Scoping Summary Report to reduce the noise levels generated by the I-5 to acceptable levels in the adjacent residential area. Adequate measures to address water quality have been incorporated into the project design and during project implementation. Public coastal access is available approximately 700 yards west of I-5 at El Camino Real at Calafia Beach. The proposed development will not result in adverse impacts to public coastal views, access, coastal resources, or public recreation. 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 **March 11-13, 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

February 24, 2009



Bill Caskey  
630 Cameo Highlands Drive  
Corona del Mar, CA 92625

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

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

**WAIVER#:** 5-08-338                      **APPLICANT:** Andrew Miner

**LOCATION:** 128 East Balboa Blvd., Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of a new 2,110 square foot, three story, 29 foot high at maximum point, single family residence with an attached, 504 square foot, two car garage.

**RATIONALE:** The subject site is a 2,100 square foot, interior lot designated Medium Density Residential in the City's certified LUP. Public coastal access exists in the project vicinity at the sandy public beach along the Balboa Peninsula (approximately 2 blocks south). The proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's typically imposed parking requirement of two spaces per residential unit and is designed to be compatible with the character of surrounding development. In addition, water quality measures including directing roof and site drainage to vegetated areas and placement of a trench drain across the driveway have been incorporated into the project design. 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. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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/

5-08-338 Miner balpen wdrd dw 3.09 mv



**CALIFORNIA COASTAL COMMISSION**

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



February 18, 2009

James Chuang  
Environmental Management North  
555 W.5<sup>th</sup> Street, MLGT16G3  
Los Angeles, CA 90013

**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#:** 5-08-346

**APPLICANT:** Southern California Gas Company

**LOCATION:** Southern California Gas Tank Farm, East of Culver Boulevard, Playa del Rey (APN: 4211-014-803).

**PROPOSED DEVELOPMENT:** Grade approximately 21 cubic yards at the toe of the bluff and construct a 5-foot high by 16-foot long retaining wall with 4.75-foot long side walls and 66 square foot cement pad to create a containment area in order to relocate an existing oil tanker loading station to improve internal circulation for the tank trucks.

**RATIONALE:** The proposed project is located adjacent to the paved circulation road for the facility and existing above grade pipe lines. The toe of the bluff is developed with piles supporting above grade lines, retaining walls, and utility poles. The slope is vegetated with non-native grasses and plants. The development is relatively small and within the existing tank farm facility and will not have a significant visual impact from any public areas. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 11-13, 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: \_\_\_\_\_  
Al J. Padilla  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Gary Williamson  
6033 W. Metropolitan Plaza Drive  
Los Angeles, CA 90036

**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#:** 5-08-349

**APPLICANT:** Dr. Michael Florman

**LOCATION:** 1214 Turquesa Lane, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of a single-family residence and swimming pool and construction of a 26.5 foot high (existing grade), two-story, 6,856 square foot, single-family residence with basement, attached garage, and infinity pool.

**RATIONALE:** The project site is approximately 3 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2008-4434AIC from the City of Los Angeles Planning Department (10/30/08). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their March 11-13, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

By: \_\_\_\_\_  
Al J. Padilla  
Coastal Program Analyst



**CALIFORNIA COASTAL COMMISSION**

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



February 23, 2009

Three Arch Bay Community Services District  
5 Bay Drive  
Laguna Beach, CA 92621

**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#:** 5-08-352

**APPLICANTS:** Three Arch Bay Community Services District

**LOCATION:** 32347 and 32350 South Coast Highway, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** The proposed project is for improvements to the existing entry gates for the private community of Three Arch Bay. Proposed improvements include new vehicle sensitive activation loops, security cameras, and barrier arms activated by electronic key cards issued to residents that would reduce the queue line-up that currently extends out onto Coast Highway during busy periods by automating the entry clearance process for residents. The existing swing gates currently in place at the entry ways would remain in place without modification.

**RATIONALE:** The subject sites are located at the northern and southern entrance points from South Coast Highway into the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area as the proposed project does not include removal of the existing gate structure and will not substantially change the appearance of the existing entry ways. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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  
Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



February 23, 2009

Brion Jeannette Architecture  
470 Old Newport Boulevard  
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#:** 5-09-001

**APPLICANTS:** James and Karen Chick

**LOCATION:** 8 North Encino, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** The demolition of an existing single family residence and the construction of a new 2,971 square foot, 14 feet high (measured from existing grade), one-story single family residence over basement level, with enclosed parking for two vehicles in an attached 436 square-foot garage. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 592 cubic yards of grading is proposed on the site to accommodate the lower level addition. Removed material will be exported to a landfill located outside of the coastal zone in La Brea.

**RATIONALE:** The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County beach (approximately ½ mile up-coast) and at Salt Creek Beach Park (approximately 1 ½ miles down-coast). The proposed project will not change the existing two on-site parking spaces, the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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. *A. -*

PETER DOUGLAS  
Executive Director

by:   
KARL SCHWING  
Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



February 23, 2009

Structure Development Group  
Attn: Robert Kleiman  
20969 Ventura Boulevard, Suite 228  
Woodland Hills, CA 91364

**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#:** 5-09-002

**APPLICANT:** Seth and Mary Pierce

**LOCATION:** 15945 Temecula Street, Pacific Palisades (Los Angeles County)

**PROPOSED DEVELOPMENT:** Construction of a two-story, 28-foot high (as measured from centerline of frontage road), 2,990 square-foot single-family residence, with a 400 square-foot, two-car garage, on a 6,142 square-foot lot. Approximately 633 cubic yards of grading is proposed on the site to accommodate the ground level.

**RATIONALE:** The proposed project, which is located approximately ½ mile inland of the beach in an established Pacific Palisades residential area, has received approval from the City of Los Angeles Planning Department (Case #ZA 2008-5016-AIC) and is consistent with the R1-1 zoning designation and the surrounding land uses. The Commission has not certified a Local Coastal Program for Pacific Palisades. The proposed project is compatible with the character of the surrounding pattern of development and adequate on-site parking is provided for the single-family residence (two-car garage). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (3,165 square-feet of permeable area will be maintained on the 6,142 square-foot lot). The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project includes a drainage plan that directs rooftop runoff to the storm drain system. The landscaping plan will not incorporate any exotic or invasive plant species. Plans will incorporate all recommendations included within the approved soils engineering report and Soil Approval letter from the City. The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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: \_\_\_\_\_  
Gary Timm  
Coastal Program Manager

**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Back Bay Surveying & Mapping, Attn: Douglas O. Foster  
2338 Tustin Ave  
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#:** 5-09-005

**APPLICANT:** Marco J. Bacich Jr. and Vw Revocable Living  
Trust, Attn: Daniel E. Welden

**LOCATION:** 1100-1104 E. Balboa Blvd. Newport Beach, Orange County

**PROPOSED DEVELOPMENT:** Lot line adjustment to merge three lots and portions of vacated right-of-ways into two parcels for the continuation of existing single-family development and including demolition of an existing two-car garage that would straddle the new lot line.

**RATIONALE:** The proposed development consists of a lot line adjustment to merge three residential lots and a portion of the East Bay Avenue abandoned right-of-way and a portion of the vacated 6-foot strip of Balboa Blvd. into two parcels (Parcel 1 at 5,734 sq. ft. and Parcel 2 at 4,922 sq. ft.) designated Medium Density Residential for the continuation of the existing residential uses. The abandoned right-of-way is a portion of Bay Avenue vacated by the City of Newport Beach in 1957. The site is within the sea and first public road, facing Newport Bay. Two of the three existing residential parcels are developed with two-story single family residences and two-car garages at 1100 and 1104 E. Balboa Blvd., the third existing parcel is developed with an extra 2-car garage and patio associated with 1104 E. Balboa Blvd. Each parcel would still meet the Commission's typically applied parking requirement of two parking spaces per residential unit. Public access to the bay is available five feet to the west at the end of C Street. Adequate measures to address water quality have been incorporated into the project design including a demolition erosion control plan. 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 **March 11-13, 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 SCHEIDT  
Supervisor Regulation and Planning

**CALIFORNIA COASTAL COMMISSION**

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



February 18, 2009

The Louie Group  
Attn: Louie Hernandez  
19092 Callaway Circle  
Huntington Beach, CA 92648

**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#:** 5-09-010                      **APPLICANT:** Steven Roberts

**LOCATION:** 122 12<sup>th</sup> Street, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing duplex and construction of a new 2,886 square foot, two-story single-family residence with an attached 462 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. Minimal grading for recompaction purposes is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is an inland lot not located between the first public road and the sea. The lot size is 2,938 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. 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 the beach exists south of the project site at the end of 12<sup>th</sup> Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 11-13, 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**

South Coast Area Office  
200 Oceangate, Suite 1000  
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February 23, 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#:** 5-09-011

**APPLICANTS:** Hank and Kim Weeks

**LOCATION:** 2505 Altamar Drive, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** The demolition of an existing single family residence and the construction of a new 5,275 square foot, 20 feet high (measured from existing grade), two-story single family residence, with enclosed parking for eight vehicles in two attached garages totaling 2,745 square-feet. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Approximately 1,012 cubic yards of grading is proposed on the site to accommodate the lower level 2,094 square-foot garage. Removed material will be exported to a landfill located outside of the coastal zone in Orange County.

**RATIONALE:** The subject site is an interior lot seaward of Pacific Coast Highway and located within the existing locked gate community of Irvine Cove, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Irvine Cove, along with three other locked gate communities, was deferred certification due to public access issues. The proposed project is not exempt because it will result in an increase of more than 10 percent of the internal floor area of the residence. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed development will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at Crystal Cove State Park (approximately ½ mile upcoast) and at Crescent Bay (approximately 1 mile down-coast). The proposed project will result in eight on-site parking spaces, the development is consistent with the Commission's commonly used parking requirement of at least two spaces per residential unit. The landscaping plan will not incorporate any exotic, invasive plant species. The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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  
Orange County Area Supervisor



**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Andrew Patterson  
421 31<sup>st</sup> Street, Unit B  
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#:** 5-09-013                      **APPLICANT:** Kenny Johnson and Jack Jory

**LOCATION:** 435 Carnation Avenue, Corona del Mar, Orange County

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

**RATIONALE:** The subject lot is an inland 3,540 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Parcel Map No. NP2008-021[PA2008-163], 09/22/08). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the subdivision of land is not allowed under Categorical Exclusion E-77-5, therefore Commission approval is necessary. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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



February 23, 2009

Myles Construction, Attn: Richard Taylor  
9569 Albacore Drive  
Huntington Beach, CA 92646

**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#:** 5-09-015                      **APPLICANT:** Fred Woodworth

**LOCATION:** 945 W. Balboa Blvd., Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing two-story duplex and construction of a new two-story, 6,634 sq. ft. duplex including two attached one-car garages and two one-car carports, plus balconies and roof decks. The two proposed two-story units are 3,023 sq. ft. of proposed living space and 294 sq. ft. one-car garage each. The maximum height of the residential structure will be 28 feet above finished grade. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. No landscaping is proposed for the site or parcel map for condominium purposes.

**RATIONALE:** The subject site is a 4,829 sq. ft. lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot of Balboa Peninsula. 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. The drainage system is designed to retain a substantial amount of concentrated and surface sheet flow within the site. Drainage from the rear half of the lot will be directed to a 47' long trench drain spanning the entire rear property line at the alley. 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 50 yards west of the site at the end of 10<sup>th</sup> Street. 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 **March 11-13, 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 SCHWINN  
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



February 24, 2009

Garth Sheriff  
207 S. Poinettia Aveune  
Manhattan Beach, CA 90266

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

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

**WAIVER#:** 5-09-016

**APPLICANT:** Mr. & Mrs. David Iben

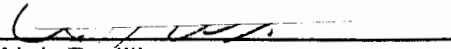
**LOCATION:** 7321 Rindge Avenue, Playa del Rey

**PROPOSED DEVELOPMENT:** Construction of a 708 square foot accessory building, with approximately 145 cubic yards of excavation, adjacent to the site's existing swimming pool

**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-2009-296-AIC from the City of Los Angeles Planning Department (1/30/09). The site is designated as low-density (R1-1) residential. The proposed accessory building is a permitted use in the R1-1 zone. 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 March 11-13, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by:   
Al J. Padilla  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Susan & Barry Shanley  
4383 Cornishon Avenue  
La Canada, CA 91011

**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:** 5-09-017

**APPLICANTS:** Susan & Barry Shanley

**LOCATION:** 39 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.


**PROPOSED DEVELOPMENT:** Convert an existing two-story, 28-foot tall, 3,087 square foot, five-unit apartment complex (two buildings) on a 3,660 square foot lot into a four-unit apartment complex (by combing the two second floor units into one unit). The project includes interior alterations to the second floor (remove non-bearing walls, remove a kitchen and install a new door). No change to the buildings' height, and no additional floor area.

**RATIONALE:** The proposed project, which is one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #ZA-2006-7200-AIC, 8/15/06). The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (8/8/06). The two existing structures are not being enlarged. The five dwelling units on the site do not conform to the current density limit for the site; however, the proposed project will reduce the total number of residential units to four units. The current density limit for the site, as set forth in the certified Venice Land Use Plan, is one unit per 1,500 square feet of lot area, but the building was constructed in 1909 when higher densities were permitted. The five existing on-site parking spaces are being maintained to serve the four units. The proposed project 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 **March 11, 2009 meeting in Monterey** 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  
Long Beach, CA 90802-4302  
(562) 590-5071



February 24, 2009

Brian Silveira  
The Katherman Company  
1218 El Prada Avenue, Ste. 128  
Torrance, CA 90501

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

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**WAIVER#:** 5-09-018

**APPLICANT:** Meier Enterprises


**LOCATION:** 2401 E. Pier A Way, Wilmington, City of Los Angeles

**PROPOSED DEVELOPMENT:** Construction of a concrete shed measuring, 72 foot long by 46 foot wide by 20 foot high, to shield for radiation monitoring of cargo containers leaving the Port.

**RATIONALE:** The proposed project is located within an existing Port cargo facility. Surrounding uses include cargo container storage, railroad yard, and petroleum tank storage facility. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 11-13-2009 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:  \_\_\_\_\_  
Al J. Padilla  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



February 23, 2009

Borchard Surveying & Mapping, Inc.  
Attn: Greg Borchard  
815 Calle Puente  
San Clemente, CA 92672

**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#:** 5-09-019

**APPLICANT:** Marianne J. Moy

**LOCATION:** 921 & 921 ½ West Bay Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Conversion of an existing 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 3,150 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.

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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



February 19, 2009

Maria Martin  
City of Los Angeles  
Department of Public Works  
1149 S. Broadway, Suite 600  
Los Angeles, CA 90015

**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#:** 5-09-021      **APPLICANT:** City of Los Angeles, Department of Public Works

**LOCATION:** Pacific Coast Highway, between Palisades Park (Will Rogers State Beach Parking Lot 2 East), in the Pacific Palisades area of the City of Los Angeles, to the northern end of the City of Santa Monica.

**PROPOSED DEVELOPMENT:** Construct a new Coastal Interceptor Relief Sewer consisting of approximately 4,500 total lineal feet of pipe, underground ancillary structures and maintenance covers within Pacific Coast Highway right-of-way and partially within Will Rogers State Beach parking lot 1 and 2; temporary reroute bicycle path and construct temporary bridge over flood control concrete walled channel. Site will be restored after construction. Construction will begin in October and last for approximately 14 months.

**RATIONALE:** The proposed project will help the City meet the Federal winter dry weather bacteria TMDL requirements by diverting dry weather flows to the Hyperion Treatment Plant. Traffic Management Plan will include limiting construction to the non-peak traffic hours (late evenings). During construction, BMPs will be implemented to control erosion and prevent off-site runoff. The proposed project will not have a significant impact on coastal views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 11-13, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

by:  \_\_\_\_\_  
Al J. Padilla  
Coastal Program Analyst

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Maria Martin  
City of Los Angeles  
Department of Public Works  
1149 S. Broadway, Suite 600  
Los Angeles, CA 90015

**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#:** 5-09-022      **APPLICANT:** City of Los Angeles, Department of Public Works

**LOCATION:** Will Rogers State Beach Parking Lot 2 East) in the Pacific Palisades area of the City of Los Angeles.

**PROPOSED DEVELOPMENT:** Upgrade existing Low Flow Diversion to divert year round dry-weather runoff to the sanitary sewer system and provide redundancy to the existing system. The upgrades will include underground pumps, vault, piping, maintenance covers, and new above ground 4 foot high by 2 foot wide utility box. Construction will last approximately 4-6 months starting in October.

**RATIONALE:** The proposed project will help the City meet the Federal winter dry weather bacteria TMDL requirements by diverting dry weather flows to the Hyperion Treatment Plant. The project will be within an existing no parking area of the Parking Lot and will not impact parking or traffic during construction. During construction, BMPs will be implemented to control erosion and prevent off-site runoff. The proposed project will not have a significant impact on coastal views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 11-13, 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 require

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by: 

Al J. Padilla  
Coastal Program Analyst





**CALIFORNIA COASTAL COMMISSION**

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



February 23, 2009

City of Redondo Beach  
Attn: Gwendolyn Parker  
415 Diamond St.  
Redondo Beach, CA 90277

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

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

**WAIVER:** 5-09-024                      **APPLICANTS:** City of Redondo Beach

**LOCATION:** 100 W. Torrance Boulevard, City of Redondo Beach, Los Angeles County.

**PROPOSED DEVELOPMENT:** As a part of the Revitalization Project for the Redondo Beach Pier and Boardwalk areas the proposed project includes the replacement of existing 15 - 40 year old railings located throughout the Pier and Boardwalk areas with anodized aluminum railings. The installed railings would measure 42 inches in height and there would be 4 inches between each vertical picket.

**RATIONALE:** The site is located on the seaward terminus of Torrance Boulevard, at the entrance to the Pier, Boardwalk and Harbor areas of Redondo Beach. The harbor area is developed with restaurants, shops, overnight accommodations and associated parking lots. The harbor area of Redondo Beach is an area of deferred certification, therefore the Coastal Act remains the standard of review for this location. The site is designated as Commercial in the City of Redondo Beach zoning map. The proposed project would replace existing railings throughout the Pier and Boardwalk areas with new aluminum railings designed to meet current safety requirements. The height of the proposed new railings will not have a significant impact on coastal visual resources and will improve the aesthetics of the Pier and Boardwalk by replacing the various railing styles that currently exist throughout the areas with one consistent style. The proposed development will not create any new adverse impacts on existing public access in the area and will have no impacts to the available public parking the area.. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act, and will not prejudice the City's ability to prepare an LCP for this area.

This waiver will not become effective until reported to the Commission at their **March 11-13, 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: \_\_\_\_\_  
Gary Timm  
Coastal Program Manager



**CALIFORNIA COASTAL COMMISSION**

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



February 19, 2009

Michael Patterson, Marmol Radziner Prefab  
12210 Nebraska Avenue  
Los Angeles, CA 90025

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

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**WAIVER:** 5-09-026

**APPLICANTS:** Jonathan Sela & Megan Schoenbachler

**LOCATION:** 730 Palms Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 955 square foot single-family residence, detached garage and shed; and construction of a two-story, 25-foot high, 2,735 square foot single-family residence with a two-stall carport and a swimming pool on a 5,300 square foot lot.

**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 #DIR-2009-308, 1/30/09) 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 residential unit (two-stall carport and a third uncovered space, all accessed from the rear alley – Rialto 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 (approximately 2,000 square feet of permeable landscaped area will be maintained on the 5,300 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 prior 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 **March 11, 2009 meeting in Monterey** 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  
Long Beach, CA 90802-4302  
(562) 590-5071



February 24, 2009

Peter Kim  
1920 Lemoyne Street  
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#:** 5-09-027      **APPLICANT:** Gergory Adler & Jill Soffer


**LOCATION:** 420 & 426 N. East Rustic Road, Pacific Palisades.

**PROPOSED DEVELOPMENT:** Demolition of two single-family residences and accessory structures on two adjacent lots and construction of a 4,645 square foot, 35 foot high, single-family residence across both lots (lot tie), 1,616 square foot guest house/ recreation room, and swimming pool.

**RATIONALE:** The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2009-496AIC from the City of Los Angeles Planning Department (2/17/09). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their March 11-13, 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:   
AI J. Padilla  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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

**5-92-050-A3****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Peter Douglas, Executive Director

**DATE:** 25 February 2009

**SUBJECT:** Coastal Development Permit No. 5-92-050 granted April 9, 1992 to City of Long Beach Department of Parks, Recreation and Marine, and amended November 17, 1992 and November 5, 2003 for:

Expansion of the Seaport Village/Alamitos Bay Landing public parking lot to 324 stalls. Modify the vehicular entrance and exit of the Seaport Village/Alamitos Bay Landing public parking lot; install a parking control system with gates and a pay booth; implement new parking restrictions, parking fees and a valet parking service; and improve the parking lot drains and landscaping.

**AT:** 100 Marina Village Drive, Alamitos Bay Marina, City of Long Beach.

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

**DESCRIPTION OF THE PERMIT AMENDMENT REQUEST (5-92-050-A3):**

**Extend the five-year term for the previously approved parking fees and a valet parking service. The new term expires March 31, 2014.**

**FINDINGS:**

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

The project site is Seaport Village (a.k.a. Alamitos Bay Landing), a commercial retail and entertainment complex with a maritime theme at Alamitos Bay Marina in southeast Long Beach. Seaport Village was built in the late 1960s. Bancap-Seaport Village, Inc. now leases the property from the City of Long Beach and operates the commercial facilities and the Seaport Village public parking lot. The site (excluding the Seaport Village docks in the bay) is situated entirely on filled tidelands in the Alamitos Bay Marina, within the Commission's area of retained permit jurisdiction.

In 2003, the applicant obtained Commission authorization pursuant to Coastal Development Permit Amendment 5-92-050-A2 to convert a free public parking lot on State Tidelands into a pay parking facility. Although two hours of free parking is still available to all visitors, the parking fee program approved in 2003 increases turnover in the parking lot by using parking fees to discourage long-term parking (more than three hours). Parking in the Seaport Village parking lot is one dollar (\$1) per 30 minutes after two hours of free parking, with a ten dollar (\$10) daily maximum. Free long-term parking is available in the adjacent public parking lots located about five hundred (500') feet from the commercial center.

The Commission's 2003 approval of Coastal Development Permit Amendment 5-92-050-A2 for the parking fee program and valet parking service was limited to five years. The five-year term expired on November 5, 2008, and the applicant has requested Commission authorization to continue the parking fee program and valet parking service under the same terms as previously approved, which Coastal Development Permit Amendment 5-92-050-A2 conditions as follows:

All parking within Seaport Village parking lot shall be reserved for the use of the general public and shall be available for use on a first-come, first-served basis. At least two hours of free public parking shall be available to all visitors (i.e. everyone) on a first-come, first-served basis. Parking fees may be charged, as approved herein, for parking longer than two hours in the Seaport Village parking lot. [Approved Rates: \$1 per 30 minutes after two hours of free parking, \$10 daily maximum.] There shall be no exclusive use of parking spaces or reserved parking spaces within the parking lot by any person or group other than the general public (handicapped spaces excluded), except as permitted by Special Condition Two (Valet Parking). In order to increase the parking capacity of the Seaport Village parking lot, the applicant is permitted to provide the general public with valet or assisted parking on a first-come, first-served basis. Fees for any valet or assisted parking shall be the same as for self-parking. No more than 25% of the parking stalls in the Seaport Village public parking lot shall be reserved at any time for valet or assisted parking.

Coastal access has not been adversely affected by the parking fee program and valet parking service that the Commission authorized in 2003. The currently proposed extension of time will not adversely affect coastal access. Therefore, the permit amendment is minor. The proposed amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and the certified Long Beach LCP. Therefore, staff is recommending that the Commission grant the amendment request.

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

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(5-06-145-E1)

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

25 February 2009

Notice is hereby given that **UGS Development, Inc, Attn: Tom Utman** has applied for a one-year extension of Coastal Development Permit **5-06-145**, as amended, granted by the California Coastal Commission on **February 15, 2007** for:

**Demolition of an existing 64-unit apartment complex and creation of a parcel map for 17 single-family residential lots. In addition, the project consists of construction of a gated community [Gating not approved by the California Coastal Commission. Refer to Special Conditions No. 1, 2, 3, 4, and 6.] with 17 custom single-family residences in accordance with height, setback and other development standards identified in the Planned Community Text. The existing vertical public access on site will be made ADA compliant and widened within the existing easement to provide an 8-foot wide concrete walkway. In addition, the project proposes replacing an existing lateral access, consisting of an existing 6-foot floating public walkway, with an 8-foot landside ADA compliant walkway such that 3-feet of the walkway will be partially on land, with the remaining 5-feet cantilevered over the existing bulkhead. Grading will consist of 4,200 cubic yards of cut, 4,600 cubic yards of fill and 400 cubic yards of import. The proposal also establishes a limitation on use of an existing 34-slip marina located seaward of the new residential community.**

At: **919 Bayside Drive, City of Newport Beach, County of 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

By: Fernie Sy  
Coastal Program Analyst II

**CALIFORNIA COASTAL COMMISSION**

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200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
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(5-06-430-E1)



## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

25 February 2009

Notice is hereby given that **Norman Frank Scheel** has applied for a one-year extension of Coastal Development Permit **5-06-430**, granted by the California Coastal Commission on **February 14, 2007** for:

**Demolition of an existing single-family residence and construction of a new 4,514 square-foot, 16 foot-high, single-story with basement/garage and roof deck, single-family residence and landscape improvements; approximately 955 cubic yards of grading (740 c.y. cut and 215 c.y. fill) proposed for basement/garage excavation and site preparation on a 10,011 square-foot canyon lot.**

**At: 512 Avenida La Costa, City of San Clemente, County of 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: Liliana Roman  
Coastal Program Analyst