

CALIFORNIA COASTAL COMMISSION

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



W6

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

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 8, 2009

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

SUBJECT: *Deputy Director's Report*

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office that will be reported to the Commission on either **April 8, 2009** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff Memorandum concerning the items to be heard on today's agenda for the South Coast District.

REGULAR WAIVERS

1. 5-09-028-W Mr. & Mrs. Stephaen Skahen (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-08-345-W Mariana Palko; Jason Ritter; ; Jason Ritter; Jason Ritter (Venice, Los Angeles County)
2. 5-09-025-W Steven Gabriel (Seal Beach, Orange County)
3. 5-09-029-W Mehdi Khosh (Newport Beach, Orange County)
4. 5-09-030-W Donald & Pamela Mc Credie (Corona Del Mar, Orange County)
5. 5-09-031-W John Zinman & Amy Smith (Pacific Palisades, Los Angeles County)
6. 5-09-033-W Mr. & Mrs. Robert W. Eisfelder (Venice, Los Angeles County)
7. 5-09-036-W Christopher & Erin Ward (Venice, Los Angeles County)
8. 5-09-043-W Mr. & Mrs. Robert J. Socci (San Clemente, Orange County)
9. 5-09-044-W San Clemente Auto Rental & Sales, Inc., Attn: Mr. Ryan McMillan (San Clemente, Orange County)
10. 5-09-047-W Mr. & Mrs. Charles G. Roe (Newport Beach, Orange County)
11. 5-09-050-W City Of San Clemente, Attn: Amir Ilkhanipour (San Clemente, Orange County)
12. 5-09-056-W Harry Mark (San Clemente, Orange County)

EMERGENCY PERMITS

1. 5-09-057-G Department Of Fish & Game, Attn: Rick Mayfield (Playa Del Rey, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-03-337-A1 L A C O Beaches & Harbors, Attn: Joseph Chesler, Chief-Planning; L A C O Dept. Of Public Works, Attn: T. Scott Schales (Pacific Palisades, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-05-229-E1 Hellman Properties, LLC, Attn: Attn: Jerry Tone (Seal Beach, Orange County)

TOTAL OF 16 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-028-W Mr. & Mrs. Stephacn Skahen	Remodel of an existing 1,620 sq. ft., one-story single family residence with attached two-car garage with the addition of a new 1,438 sq. ft. second story with 94 sq. ft. deck, 143 sq. ft. addition to the existing first floor and 118 sq. ft. addition to the existing garage resulting in a 3,201 sq. ft., two-story residence and 550 sq. ft. three-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading and minimal planter landscaping is proposed.	37 Balboa Coves, Newport Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-345-W Mariana Palko Jason Ritter Jason Ritter	Demolition of a one-story, 775 square foot single-family residence and two sheds on a 5,400 square foot lot, and construction of a two-story, 25-foot high, 1,350 square foot single-family residence and a detached two-stall carport.	726 California Ave., Venice (Los Angeles County)
5-09-025-W Steven Gabriel	Demolition of existing exterior property line walls and construction of new cinder block property line walls with a maximum height of 6'-6". The proposed walls would be similar in height to walls found in the adjacent area. In addition, hardscape and landscape work is proposed along the side yards, front yard and rear yard. No grading proposed. On-site drainage will be directed onto permeable areas before entering the main storm drain system.	100 Ocean Ave., Seal Beach (Orange County)
5-09-029-W Mehdi Khosh	Demolition of existing two-story single-family residence and construction of a new three-story, 1,911 sq. ft. single family residence attached 363 square foot 2-car garage, 498 sq. ft. roof deck and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Minimal grading is proposed for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is not proposed.	114 25th Street, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-030-W Donald & Pamela Mc Crcdie</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>705 Begonia Ave., Corona Del Mar (Orange County)</p>
<p>5-09-031-W John Zinman & Amy Smith</p>	<p>Demolition of over 50% of the existing two-story, 1,741 square foot single-family residence and detached 520 square foot garage and addition of 2,262 square feet to the single-family residence for a total of 4,003 square feet; with wood deck and swimming pool.</p>	<p>868 N. Oreo Place, Pacific Palisades (Los Angeles County)</p>
<p>5-09-033-W Mr. & Mrs. Robert W. Eisfelder</p>	<p>Demolition of a one-story, 1,300 square foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, 25-foot high (plus 32-foot high roof access structure), 2,670 square foot single-family residence plus attached two-car garage.</p>	<p>2341 Cloy Ave., Venice (Los Angeles County)</p>
<p>5-09-036-W Christopher & Erin Ward</p>	<p>On Lot No. 13 (539 Grand Blvd.): Demolition of a one-story, 890 square foot single-family residence and detached garage, and construction of a two-story, twenty-foot high, 361 square foot single-family residence (with a two-car garage on the ground floor) and a swimming pool. On Lot No. 14 (541 Grand Blvd.): Extensive renovation and conversion of a two-story, 2,362 square foot, four-unit apartment building into a two-story, 25-foot high, 2,661 square foot single-family residence with two uncovered parking stalls. Also, consolidate the two lots (Lot Nos. 13 & 14) by constructing a wooden deck across the shared lot line.</p>	<p>539 Grand Blvd. (Lot No. 13, & 541 Grand Blvd., Lot No. 14), Venice (Los Angeles County)</p>
<p>5-09-043-W Mr. & Mrs. Robert J. Soggi</p>	<p>Construction of a free standing 28' x 11.5' patio structure with composite shake roof supported by four columns on a new concrete base, raised planter wall, wood trellis, a new 4' wide wood gate, spa, built-in barbeque and bar, seating area, fire pit, a 4'x9' storage shed and landscaping. No improvements to the existing mobile home unit.</p>	<p>1880 N. El Camino Real, Space 50, San Clemente (Orange County)</p>
<p>5-09-044-W San Clemente Auto Rental & Sales, Inc., Attn: Mr. Ryan McMillan</p>	<p>Installation of a free-standing, non-illuminated 45" high by 48" long business identification sign supported by an 87" tall pressure treated wood post installed on private property. Total height of the sign is 11 feet tall.</p>	<p>1645 N. El Camino Real, San Clemente (Orange County)</p>
<p>5-09-047-W Mr. & Mrs. Charles G. Roe</p>	<p>Demolition of existing single family residence and construction of a new 1,882 square foot, three story, 28 foot high at maximum point, single family residence with an attached, 378 square foot, two car garage.</p>	<p>120 27th Street, Newport Beach (Orange County)</p>
<p>5-09-050-W City Of San Clemente, Attn: Amir Ilkhanipour</p>	<p>Installation of a 22' tall, 59' by 43' steel roof canopy constructed of white ACM panels supported by four 12" sq. columns over an existing fuel island located at the City's Reclamation Plant (WRP); installation of one new 6" guard post and concrete drive slab patch work. Grading or landscaping is not proposed.</p>	<p>390 Avenida Pico, San Clemente (Orange County)</p>
<p>5-09-056-W Harry Mark</p>	<p>Remodel of an existing one-level with loft single family residence with a 1-car garage with the addition of 88.3 sq. ft. interior living space, open air back porch, new 4-foot retaining site walls with guardrail, fountain/water feature, installation of new roof solar panels, new permeable paver walkways, demolition of existing concrete driveway and construction of a new permeable driveway on a coastal canyon lot. No grading or new landscaping is proposed.</p>	<p>1706 S. Ola Vista, San Clemente (Orange County)</p>

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-057-G Department Of Fish & Game, Attn: Rick Mayfield	Minor surface grading with hand tools and small bobcat to remove (knock down) dirt mounds and fillholes recently created by illegal bicycle activity with existing dirt trails/roads and salt panne. Immediate work will help discourage further illegal use and grading of arca and prevent sediment runoff and environmental impacts to the surrounding wetlands and reduce further property damage. Bobcat access will be via existing dirt roads and/or approved route used for previously approved exploratory drilling. Further disturbance to the salt panne will be minimized by the use of hand tools where necessary.	South of Fiji Way & North of Ballona Creek, Playa Del Rey (Los Angeles County)

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>
5-03-337-A1 L A C O Beaches & Harbors, Attn: Joseph Chesler, Chief- Planning L A C O Dept. Of Public	To extend the implementation of the periodic ocean storm drainoutlet maintenance program for an additional ten years.	Santa Monica Canyon Channel Outlet At Will Rogers State Beach, Pacific Palisades (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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5-05-229-E1

Hellman Properties, LLC,
Attn: Attn: Jerry Tone

Demolition of an existing oil tank farm that occupies 1.6 acres and construction of a replacement facility in a different location that occupies approximately 0.5 acres; and replacement, consolidation and relocation of existing pipelines resulting in a 2,500 linear foot reduction in total length of pipelines. The existing tank farm contains 11,800 barrels of capacity for storage of crude oil and the replacement facility will have 10,800 barrels capacity. The existing-to-be-demolished and proposed facilities contain wash tanks, water treatment (wcmco) units, separators, fluid pits, pumps and other support equipment. The tanks and other equipment ranges in height up to a maximum of 24 feet high. The proposal includes excavation of soil from the new tank farm site that will be spread over existing vacant land on site.

South Of Orange County Line, East Of Pacific Coast Highway, North Of Gum Grove Park And West Of Adolfo Lopez Drive, Seal Beach (Orange County)

CALIFORNIA COASTAL COMMISSION

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March 24, 2009

Philip J. Nielsen
6131 Anacapa Drive
Huntington Beach, CA 92647

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#: 5-09-028

APPLICANT: Mr. and Mrs. Stephen Skahen

LOCATION: 37 Balboa Coves, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing 1,620 sq. ft., one-story single family residence with attached two-car garage with the addition of a new 1,438 sq. ft. second story with 94 sq. ft. deck, 143 sq. ft. addition to the existing first floor and 118 sq. ft. addition to the existing garage resulting in a 3,201 sq. ft., two-story residence and 550 sq. ft. three-car garage. The maximum height of the residential structure will be 29 feet above grade. No grading and minimal planter landscaping is proposed.

RATIONALE: The subject site is a 3,004 sq. ft. bay lot fronting a small cove beach (no bulkhead) and is designated as Low Density Residential (RH-A) in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence, adding a new 1,438 sq. ft. second story with 94 sq. ft. deck, a 143 sq. ft. addition to the existing first floor and 118 sq. ft. addition to the existing garage resulting in a 3,201 sq. ft., two-story residence and 550 sq. ft. three-car garage. The first floor addition is on the front (streetside) portion of the residence and will not result in any bayward encroachment. No work is proposed to the existing dock or gangway. The proposed project exceeds the Commission's typical parking requirement of two spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. The proposed residential remodel/addition will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 8-10, 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
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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(562) 590-5071



March 20, 2009

Amy Sims, Living Homes
2910 Lincoln Boulevard
Santa Monica, CA 90405

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

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

WAIVER: 5-08-345

APPLICANTS: Marianna Palka & Jason Ritter

LOCATION: 726 California Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 775 square foot single-family residence and two sheds on a 5,400 square foot lot, and construction of a two-story, 25-foot high, 1,350 square foot single-family residence and a detached two-stall carport.

RATIONALE: The proposed project, which is located one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-4257, 10/16/08) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms to the Commission's density limit for the site and the Commission's 25-foot height limit for flat-roofed structures in the Milwood area of Venice. Adequate on-site parking is provided (two-stall carport plus one uncovered space). Vehicular access is provided only from California Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,591 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 8, 2009 meeting in Oxnard** 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



March 26, 2009

Pete Black Construction, Inc.
Attn: Pete Black
1788 Monrovia Avenue
Costa Mesa, CA 92627

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#: 5-09-025 **APPLICANT:** Steven Gabriel

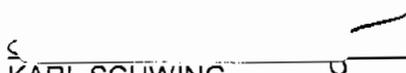
LOCATION: 100 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing exterior property line walls and construction of new cinder block property line walls with a maximum height of 6'-6". The proposed walls would be similar in height to walls found in the adjacent area. In addition, hardscape and landscape work is proposed along the side yards, front yard and rear yard. No grading proposed. On-site drainage will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is a beachfront lot located between the first public road and the sea. The lot size is 6,630 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed walls will be consistent in height and character with existing adjacent walls and are appurtenant structures that will have shallow footings, such that the walls will not perform as shoreline protective devices and could be removed or relocated if threatened by shoreline hazards. Public access and recreation opportunities exist at the sandy public beach west and south of the project site. The proposed development would not interfere with existing access and would not change the intensity of use of the site. 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 April 8-10, 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
Long Beach, CA 90802-4302
(562) 590-5071



March 24, 2009

Anthony Massaro
2533 Greenbriar Lane
Costa Mesa, CA 92626

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

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

WAIVER#: 5-09-029 **APPLICANT:** Mehdi Khosh

LOCATION: 114 25th Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story single-family residence and construction of a new three-story, 1,911 sq. ft. single family residence attached 363 square foot 2-car garage, 498 sq. ft. roof deck and hardscape improvements. The maximum height of the residential structure will be 29 feet above finished grade. Minimal grading is proposed for soil re-compaction and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Landscape is not proposed.

RATIONALE: The subject site is an inland 1,748 square foot lot on Balboa Peninsula designated high density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface water runoff will sheet flow toward area drains and roof downspouts will be directed to an underground drainage system draining toward a trench drain across the rear of the lot for greater on site runoff infiltration prior to draining toward the alley. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 8-10, 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



March 24, 2009

Donald McCredie
28313 Vista Del Valle
Hemet, CA 92544

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#: 5-09-030**APPLICANT:** Donald and Pamela McCredie**LOCATION:** 705 Begonia Avenue, Coronad 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 3,530 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2008-166[PA2008-201], 01/15/09). 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 **April 8-10, 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



March 27, 2009

Mark Hudson
337 N. Heliathorpe Dr.
Los Angeles, CA 90004

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#: 5-09-031 **APPLICANT:** Mr. John Zinman & Ms. Amy Smith

LOCATION: 868 N. Oreo Place, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of over 50% of the existing two-story, 1,741 square foot single-family residence and detached 520 square foot garage and addition of 2,262 square feet to the single-family residence for a total of 4,003 square feet; with wood deck and swimming pool.

RATIONALE: The project site is approximately one 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-2009-623AIC from the City of Los Angeles Planning Department (2/27/09). 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 April 8-10, 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

by:

A handwritten signature in blue ink, appearing to be "Al J. Padilla".

Al J. Padilla
Coastal Program Analyst

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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March 20, 2009

Jefferson Schierbeek, Architect
3456 Ashwood Avenue
Los Angeles, CA 90066

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

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

WAIVER: 5-09-033

APPLICANTS: Robert & Jill Eisfelder

LOCATION: 2341 Cloy Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,300 square foot single-family residence and detached garage on a 3,600 square foot lot, and construction of a two-story, 25-foot high (plus 32-foot high roof access structure), 2,670 square foot single-family residence plus attached two-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2009-0432, 2/10/09) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area (limited rooftop development is permitted to exceed the roof height limit). Adequate on-site parking is provided for the proposed single-family residence (two-car garage and an uncovered space on the driveway, all accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,526 square feet of permeable area will be maintained on the 3,600 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 8, 2009 meeting in Oxnard** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



March 20, 2009

Damien Lemons, Monolith Design Group
5870 Green Valley Circle, #319
Culver City, CA 90230

**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: 5-09-036 **APPLICANTS:** Christopher Ward & Erin Sullivan Ward

LOCATION: 539 Grand Boulevard (Lot No. 13) & 541 Grand Boulevard (Lot No. 14), Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: On Lot No. 13 (539 Grand Blvd.): Demolition of a one-story, 890 square foot single-family residence and detached garage, and construction of a two-story, twenty-foot high, 361 square foot single-family residence (with a two-car garage on the ground floor) and a swimming pool. On Lot No. 14 (541 Grand Blvd.): Extensive renovation and conversion of a two-story, 2,362 square foot, four-unit apartment building into a two-story, 25-foot high, 2,661 square foot single-family residence with two uncovered parking stalls. Also, consolidate the two lots (Lot Nos. 13 & 14) by constructing a wooden deck across the shared lot line.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2008-5056, 3/3/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (2/4/09). The two proposed residential units conform to the Commission's density limit for the site. The proposed project conforms with the Commission's thirty-foot height limit for flat-roofed structures in the North Venice area. Adequate on-site parking is provided: four spaces (two for each residence). Vehicular access is provided only from Seville Court, the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,316 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 8, 2009 meeting in Oxnard** 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



March 25, 2008

Mr. and Mrs. Robert J. Socci
30591 Steeplechase Drive
San Juan Capistrano, CA 92675

**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#: 5-09-043

APPLICANT: Mr. and Mrs. Robert J. Socci

LOCATION: 1880 N El Camino Real Unit 50, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Construction of a free standing 28' x 11.5' patio structure with composite shake roof supported by four columns on a new concrete base, raised planter wall, wood trellis, a new 4' wide wood gate, spa, built-in barbeque and bar, seating area, fire pit, a 4'x9' storage shed and landscaping. No improvements to the existing mobile home unit.

RATIONALE: The subject mobile home is situated on leased land in the Capistrano Shores Mobile Home Park between the first public road and the sea and seaward of the OCTA railroad tracks. The lot comprising the mobile home park is a non-conforming use along a stretch of beach with 98 mobile homes developed parallel to the shoreline and is designated OS2 Privately Owned Open Space (intended for open space – no formal easement) in the City of San Clemente Land Use Plan (LUP). A rock revetment protects the 98 mobile home units at this site from direct wave attack. Public coastal access is available approximately half a mile south from the unit at the North Beach access point. The proposed development of the addition of accessory structures including a free standing patio structure and other accessories meet City standards and will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Although the mobile home park is inconsistent with the land use designation in the City's Certified Land Use Plan, the proposed development will not change the use of the site or substantially extend the life of the existing mobile home park. The proposed project is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. Additionally, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program.

This waiver will not become effective until reported to the Commission at their **April 8-10, 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



March 25, 2009

San Clemente Auto Rental & Sales Inc., Attn: Ryan McMillan
1645 N. El Camino Real
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#: 5-09-044 **APPLICANT:** San Clemente Auto Rental & Sales Inc., Attn: Ryan McMillan

LOCATION: 1645 N. El Camino Real, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Installation of a free-standing, non-illuminated 45" high by 48" long business identification sign supported by an 87" tall pressure treated wood post installed on private property. Total height of the sign is 11 feet tall.

RATIONALE: The proposed development consists of the installation of a new free standing business identification sign for San Clemente Auto Sales & Rental located on El Camino Real (Pacific Coast Hwy) designated as a scenic corridor in the City of San Clemente certified Land Use Plan. The proposed development is not an addition to an existing structure and therefore not exempt from coastal development permit requirements. The sign meets the height limit and other local code requirements; preserves public views along the scenic corridor and is consistent with the commercial character in the vicinity. Public beach access is available approximately 300 yards south from the site at the North Beach Access Point. The proposed development will not result in adverse impacts to coastal views, coastal 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 **April 8-10, 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



Greg Howell
Sky View Designs
20561 Suburbia Lane
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#: 5-09-047 **APPLICANT:** The Roe Family

LOCATION: 120 27th Street, Newport Beach, Orange County

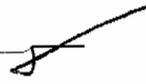
PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 1,882 square foot, three story, 28 foot high at maximum point, single family residence with an attached, 378 square foot, two car garage.

RATIONALE: The subject site is a 1,750 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 ½ block 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 bottomless trench drains including 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 **April 8-10, 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/
5-09-047 Roe balpen wdrgr dw 4.09 mv


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



March 25, 2009

City of San Clemente, Attn: Amir K. Ilkhanipour
910 Calle Negocio Suite 100
San Clemente, CA 92673

**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#: 5-09-050 **APPLICANT:** City of San Clemente, Attn: Amir K. Ilkhanipour

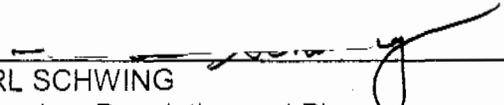
LOCATION: City Maintenance Yard, 390 Avenida Pico, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Installation of a 22' tall, 59' by 43' steel roof canopy constructed of white ACM panels supported by four 12" sq. columns over an existing fuel island located at the City's Reclamation Plant (WRP); installation of one new 6" guard post and concrete drive slab patch work. Grading or landscaping is not proposed.

RATIONALE: The subject site is an existing fuel island located within the City's Reclamation Plant (WRP) on an inland lot. The proposed canopy plans are in response to stormwater permit requirements for water quality best management practices. Adequate measures to address water quality have been incorporated into the project design and during project implementation. The proposed canopy includes a gutter system and downspouts to collect storm runoff and convey it via a drain pipe to an existing grated inlet equipped with a hydrocarbon filter insert to treat runoff before discharged into the storm drain system and ultimately, the Pacific Ocean. Public coastal access is available approximately ½ mile southwest at the North Beach Access Point. 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 **April 8-10, 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



March 25, 2009

Harry Mark
1706 S. Ola Vista
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#: 5-09-056

APPLICANT: Harry Mark

LOCATION: 1706 S. Ola Vista, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing one-level with loft single family residence with a 1-car garage with the addition of 88.3 sq. ft. interior living space, open air back porch, new 4-foot retaining site walls with guardrail, fountain/water feature, installation of new roof solar panels, new permeable paver walkways, demolition of existing concrete driveway and construction of a new permeable driveway on a coastal canyon lot. No grading or new landscaping is proposed.

RATIONALE: The subject site is an 18,238 sq. ft. inland coastal canyon lot. The lot is designated residential medium density in the City of San Clemente Land Use Plan (LUP). The proposed project is an interior remodel an existing single-family residence with the addition of 88.3 sq. ft. and outdoor hardscape improvements including 4-foot retaining site walls, a water feature, roof solar panels and permeable concrete walkways and driveway. The proposed development meets the 15-foot canyon setback and therefore will not result in any further canyonward encroachment. The existing residence only provides one on-site parking space. The Commission typically requires two spaces per unit. A minimal amount of demolition is required for the proposed 88.3 sq. ft. addition; insufficient to address the site's parking deficiency. If demolition and/or construction is proposed at the site in the future, the provision of additional parking spaces will be evaluated at that time. The project is designed to be compatible with the character of the surrounding development. Public coastal access is available approximately half a mile southwest of the site at the Lost Winds Access Point. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **April 8-10, 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
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

**EMERGENCY PERMIT**

DATE: March 27, 2009

EMERGENCY PERMIT: 5-09-057G

APPLICANT: California Department of Fish and Game

LOCATION: Ballona Ecological Reserve, Area A, southeast of Fiji Way and Admiralty Way intersection.

EMERGENCY WORK PROPOSED: Minor surface grading with hand tools and small bobcat to remove (knock down) dirt mounds and fill holes recently created by illegal bicycle activity within existing dirt trails/roads and salt panne. Immediate work will help discourage further illegal use and grading of area and prevent sediment runoff and environmental impacts to the surrounding wetlands and reduce further property damage. Bobcat access will be via existing dirt roads and/or approved route used for previously approved exploratory drilling. Further disturbance to the salt panne will be minimized by the use of hand tools where necessary.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of grading and construction of bicycle jumps requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____
Title: Coastal Program Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: If located adjacent to any creeks or channels temporary sediment fencing should be installed to prevent dirt from the regrading activity from entering those areas.

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

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

Enclosures: Acceptance Form

CALIFORNIA COASTAL COMMISSION

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

**5-03-337-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: March 27, 2009
SUBJECT: Permit No. **5-03-337-A1** granted to Los Angeles County:

Implementation of a five year periodic ocean storm drain outlet maintenance program at an ocean outlet location on Will Rogers State Beach, and beach contouring activities on the adjacent beach.

PROJECT SITE: Santa Monica Canyon channel, Will Rogers State Beach, Los Angeles County

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

To extend the implementation of the periodic ocean storm drain outlet maintenance program for an additional ten years.

FINDINGS

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

The proposed project is the continuation of the Los Angeles County's storm drain maintenance program which has been conducted consistent with the Commission's original approval without any adverse impacts to public access or any marina life. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

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

(5-05-229-E1)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 26, 2009

Notice is hereby given that **Hellman Properties LLC** has applied for a one-year extension of Coastal Development Permit **5-05-229**, granted by the California Coastal Commission on **April 11, 2007** for:

Demolition of an existing oil "tank farm" that occupies 1.6 acres and construction of a replacement facility in a different location that occupies approximately 0.5 acres; and replacement, consolidation and relocation of existing pipelines resulting in a 2,500 linear foot reduction in total length of pipelines. The existing tank farm contains 11,800 barrels of capacity for storage of crude oil and the replacement facility will have 10,800 barrels capacity. The existing-to-be-demolished and proposed facilities contain wash tanks, water treatment (wemco) units, separators, fluid pits, pumps and other support equipment. The tanks and other equipment ranges in height up to a maximum of 24 feet high. The proposal includes excavation of soil from the new tank farm site that will be spread over existing vacant land on site.

At: Within the oil production area in Hellman Ranch located south of Orange County line, east of the Pacific Coast Highway, north of Gum Grove Park, and west of Adolfo Lopez Drive, City of Seal Beach, Orange County

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Karl Schwing
Supervisor, Regulation & Planning