

**CALIFORNIA COASTAL COMMISSION**

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



# W9

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

*For the*

*May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 6, 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 **May 6, 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. 5-09-045-W John Abel (Newport Beach, Orange County)
2. 5-09-049-W Jerald Friedman (Newport Beach, Orange County)

***DE MINIMIS WAIVERS***

1. 5-09-046-W Ms. Alysa Vanderzanden (Hermosa Beach, Los Angeles County)
2. 5-09-058-W Abbot Kinney Partners, I.L.C (Venice, Los Angeles County)
3. 5-09-072-W Mr. Bruce Davis (Newport Beach, Orange County)

***EMERGENCY PERMITS***

1. 5-09-068-G Mr. Sean Hitchcock (Long Beach, Los Angeles County)

***EXTENSION - IMMATERIAL***

1. 5-06-366-E1 Hyatt Long Beach Corporation, Attn: Greg Ruff (Long Beach, Los Angeles County)

***TOTAL OF 7 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>
5-09-045-W John Abel	Remodel and addition to an existing 2,523 square foot two-story, single-family residence with an attached 487 square foot two-car garage. The project more specifically consists of conversion of an existing 497 square foot 2nd floor deck into 479 square feet of 2nd floor livable space. Post project the two-story, single-family residence will consist of 3,002 square feet with an attached 487 square foot three-car garage. The maximum height of the structure will be 23'-4" above existing grade. No grading is proposed.	1700 Ocean Blvd., Newport Beach (Orange County)
5-09-049-W Jerald Friedman	Remodel of an existing two-story 2,013 sq. ft., single family residence and 832 sq. ft. detached garage with the reconstruction of the detached garage and a 1,017 sq. ft. second story addition to the garage with a second story bridge connecting the house to the new addition resulting in a 3,030 sq. ft. two-story residence. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.	938 West Oceanfront, 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>
5-09-046-W Ms. Alysa Vanderzanden	Demolition of a two-story, 1,720 square foot duplex and detached garage on a sloping 3,605 square foot lot, and construction of a four-level, 25-foot high, 3,452 square foot LEED-certified single-family residence with a 2,126 square foot four-car garage in the basement, solar panels, and a 15' x 11' swimming pool. Excavation and export of 1,250 cubic yards of sand.	1929 Manhattan Ave., Hermosa Beach (Los Angeles County)
5-09-058-W Abbot Kinney Partners, LLC	Convert 3,800 square feet of second floor office space into one live-work residential unit for artist, within an existing three-level commercial/office building with a 42-stall parking garage (on the lower level).	1410 Abbot Kinney Boulevard, Venice (Los Angeles County)

<b>5-09-072-W</b> Mr. Bruce Davis	Demolition of an existing two-story single-family residence and construction of a new three-story, 2,410 sq. ft., 29' tall, single-family residence with attached 401 sq. ft. 2-car garage, 623 sq. ft. balcony/roof deck and a new 6' tall concrete block walls along the side property lines on an inland lot. Minor grading for site preparation. The drainage system is designed to retain concentrated and surface sheet flow within the site. Runoff water will sheet flow toward planters and surface area drains and downspouts will be directed to an underground drainage system perforated for on-site infiltration. Drainage from the rear side of the lot will be directed through a French drain prior to draining toward the alley. Landscaping consists of drought tolerant non-invasive plants such as Australian tea tree, California Bay tree, rosemary, lavender, bougainvillea and Mexican tulip poppy.	207 Onyx Avenue, Newport Beach (Orange County)
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**REPORT OF EMERGENCY PERMITS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-09-068-G</b> Mr. Scan Hitchcock	Import 1,000 cubic yards of clean fill dirt to create a minimum six-inch thick dirt cap over an area no larger than 50,000 square feet to cover expose trash in order to prevent methane release, per orders to comply issued by California Integrated Waste Management Board (Inspection Report, File No. 19-AK-5003 dated 3/26/2009) and South Coast Air Quality Management District (Case No. D-18289, 3/26/2009).	6400 Loynes, Long Beach (Los Angeles County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-06-366-E1</b> Hyatt Long Beach Corporation, Attn: Greg Ruff	Demolition of a 4,000 square foot meeting room at an existing 522-room hotel, and construct a new 6,000 square foot ballroom and 6,829 square feet of new hotel support area in same location. Also, improve/landscape the adjacent public park area at Rainbow Lagoon Park.	200 South Pine Avenue, Long Beach (Los Angeles County)

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April 20, 2009

William Beck Design  
Attn: William Beck  
260 Avenida Lobeiro  
San Clemente, CA 92672

**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#:** 5-09-045                      **APPLICANT:** John Abel

**LOCATION:** 1700 Ocean Boulevard, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing 2,523 square foot two-story, single-family residence with an attached 487 square foot two-car garage. The project more specifically consists of conversion of an existing 497 square foot 2<sup>nd</sup> floor deck into 479 square feet of 2<sup>nd</sup> floor livable space. Post project the two-story, single-family residence will consist of 3,002 square feet with an attached 487 square foot three-car garage. The maximum height of the structure will be 23'-4" above existing grade. No grading is proposed.

**RATIONALE:** The lot size is 3,028 square feet and is designated as residential medium density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, 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 exists adjacent to the site at the end of "I" Street. 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 May 6-7, 2009 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

  
KARL SCHWING  
Orange County Area Supervisor

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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(562) 590-5071



April 24, 2009

Michael Gorgoran  
43 Heritage Road  
Irvine, CA 92604

**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#:** 5-09-049**APPLICANT:** Jerald Friedman**LOCATION:** 938 West Oceanfront, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel of an existing two-story 2,013 sq. ft., single family residence and 832 sq. ft. detached garage with the reconstruction of the detached garage and a 1,017 sq. ft. second story addition to the garage with a second story bridge connecting the house to the new addition resulting in a 3,030 sq. ft. two-story residence. The maximum height of the residential structure will be 29 feet above grade. No grading or landscaping is proposed.

**RATIONALE:** The subject site is a 4,100 sq. ft. beach front lot designated as Medium Density Residential (RM-A) in the Newport Beach Land Use Plan (LUP). The proposed project would remodel interior portions of the existing single family residence, demolish and re-construct the existing garage adding a new second story to the garage and connecting it to the residence via a bridge. The proposed improvements do not require new foundations and are located on the alley side of the lot not the ocean front side. No oceanfront encroachments are proposed. A wave uprush study was not submitted as the site is not proposed for complete redevelopment. The project conforms to the Commission's typical parking requirement of two spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Drainage from the site will be directed to the back alley side of the lot and to a permeable landscaped side yard. 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 **May 6-7, 2009** meeting. If three (3) Commissioners object to this waiver of requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director  
cc: Commissioners/File

by:   
KARL SCHWING  
Supervisor Regulation and Planning

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CORRECTED COPY

April 21, 2009

Motoko Shoboji, David Hertz Architects  
1920 Olympic Boulevard  
Santa Monica, CA 90404

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

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

**WAIVER:** 5-09-046**APPLICANT:** Alysa M. Vanderzanden Trust**LOCATION:** 1929 Manhattan Avenue, City of Hermosa Beach, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a two-story, 1,720 square foot duplex and detached garage on a sloping 3,605 square foot lot, and construction of a four-level, 25-foot high, 3,452 square foot LEED-certified single-family residence with a 2,126 square foot four-car garage in the basement, solar panels, and a 15'x 11' swimming pool. Excavation and export of 1,250 cubic yards of sand.

**RATIONALE:** The site, which is three blocks inland of the Strand, is designated as low density (R-1) residential land use in the City of Hermosa Beach Certified Land Use Plan (LUP). The proposed single family residence is a permitted use in the R-1 zone and has received an approval in concept from the City of Hermosa Beach Planning Department. The proposed project conforms to the 25-foot height limit above grade. The proposed four on-site parking spaces provide adequate parking for the single-family residence. 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 (637 square feet of permeable area will be maintained on the 3,605 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 **May 6, 2009 meeting in San Francisco** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



April 21, 2009

Gigi Goyette  
P.O. Box 4304  
Malibu, CA 90262

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

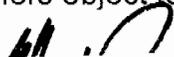
Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a coastal development permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, 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:** 5-09-058                      **APPLICANT:** Abbot Kinney Partners, LLC

**LOCATION:** 1410 Abbot Kinney Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Convert 3,800 square feet of second floor office space into one live-work residential unit for artist, within an existing three-level commercial/office building with a 42-stall parking garage (on the lower level).

**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-2008-3556-VSO, 3/16/09) and is consistent with the C2-1-0-CA zoning designation and the Commercial-Aircraft land use designation set forth in the certified Venice Land Use Plan (LUP). Adequate on-site parking (42 stalls) is provided on the site for the existing commercial uses and the proposed live/work residential unit. The proposed project is consistent with community character and the surrounding land uses. The proposed project will have no negative effects on visual resources or coastal access, and is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and it will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **May 6, 2009 meeting in San Francisco** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required. 

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

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April 24, 2009

Ian J.N. Harrison, Architect  
3535 East Coast Hwy #301  
Corona del Mar, CA 92625

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

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

**WAIVER#:** 5-09-072

**APPLICANT:** Bruce Davis

**LOCATION:** 207 Onyx Avenue, Balboa Island, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing two-story single-family residence and construction of a new three-story, 2,410 sq. ft., 29' tall, single-family residence with attached 401 sq. ft. 2-car garage, 623 sq. ft. balcony/roof deck and a new 6' tall concrete block walls along the side property lines on an inland lot. Minor grading for site preparation. The drainage system is designed to retain concentrated and surface sheet flow within the site. Runoff water will sheet flow toward planters and surface area drains and downspouts will be directed to an underground drainage system perforated for on-site infiltration. Drainage from the rear side of the lot will be directed through a French drain prior to draining toward the alley. Landscaping consists of drought tolerant non-invasive plants such as Australian tea tree, California Bay tree, rosemary, lavender, bougainvillea and Mexican tulip poppy.

**RATIONALE:** The subject site is a 2,550 sq. ft. inland lot on Balboa Island located between the first public road and the sea. The lot is designated as High Density Residential (RH-A) in the City of Newport Beach Land Use Plan (LUP). The project is designed to be compatible with the character of the surrounding development. The proposed two parking spaces meet the Commission's parking requirement (two spaces per residential unit). Public coastal access to the bay is available along a public boardwalk around the perimeter of the island, approximately 550 feet south of the site. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Furthermore, the project 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 **May 6-7, 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

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

**EMERGENCY PERMIT**

**DATE:** April 7, 2009

**EMERGENCY PERMIT:** 5-09-068-G

**APPLICANT:** Sean Hitchcock

**LOCATION:** 6400 E. Loynes Drive (between Loynes Drive and Los Cerritos Channel, about five hundred feet west of Studebaker Road), City of Long Beach [Los Angeles County APN 7237-017-006].

**EMERGENCY WORK PROPOSED:** Import 1,000 cubic yards of clean fill dirt to create a minimum six-inch thick dirt cap over an area no larger than 50,000 square feet to cover exposed trash in order to prevent methane release, per orders to comply issued by California Integrated Waste Management Board (Inspection Report, File No. 19-AK-5003 dated 3/26/2009) and South Coast Air Quality Management District (Case No. D-18289, 3/26/2009).

This letter constitutes approval of the emergency work you have requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of elevated methane levels 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 thirty 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 and the City of Long Beach LCP.

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

Sincerely,

Peter M. Douglas  
Executive Director

By: Teresa Henry  
Title: District Manager

**CONDITIONS OF APPROVAL:**

1. The enclosed form must be signed by the permittee and returned to our office within seven (7) days.
2. Only that work specifically described above and for the specific property listed above is authorized. This permit does not authorize any excavation or export of materials from the site. This permit does not authorize the disturbance or removal of any vegetation from the site.
3. The emergency development authorized by this permit is limited to a term of one-week, unless the Executive Director grants additional time for good cause.
4. A water spraying truck shall be used to minimize dust resulting from the activity.
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. Within thirty days, the applicant shall apply for a local coastal development permit for the proposed activity from the City of Long Beach.

Condition number three (3) 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 local coastal development permit must be obtained from the City of Long Beach (as required by Condition number seven). A regular coastal development permit would be subject to the provisions of the California Coastal Act and the certified City of Long Beach Local Coastal Program (LCP), and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement), habitat restoration, and/or a requirement that a deed restriction be placed on the property assuming liability for damages. The certified City of Long Beach Local Coastal Program (LCP) sets forth the following land use policy for the project site, which is Subarea 23 of SEADIP (Southeast Area Development and Improvement Plan):

**Subarea 23**

- a. The two wetland concepts generally outlined shall include a 8.3 acre brackish pond on Area 23 provided that the Executive Director of the California Coastal Commission determines (i) in addition to the setback for buffer, the elevation and setbacks between development and wetland edge shall be sufficient to ensure stability during liquefaction events caused by the maximum credible earthquake; (ii) that the location and operation of the proposed wetland are acceptable to the Regional water Quality Control Board, the State Department of Health and to the Local Mosquito Abatement District.
- b. If approval from these agencies results in reductions to the net size of the proposed wetland, restoration at this site shall only occur if the remaining area is sufficient to create a wetland at least the same size as the existing brackish pond at the Marketplace.

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

Enclosure: Acceptance Form  
cc: Local Planning Department

## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT  
PO Box 1450  
200 Oceangate, 10th Floor  
LONG BEACH, CA 90802-4416  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



April 22, 2009

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Hyatt Long Beach Corporation, Attn: Greg Ruff**  
has applied for a one year extension of Permit No: **5-06-366-E1**  
granted by the California Coastal Commission on: **March 15, 2007**

for **Demolition of a 4,000 square foot meeting room at an existing 522-room hotel, and construct a new 6,000 square foot ballroom and 6,829 square feet of new hotel support area in same location. Also, improve/landscape the adjacent public park area at Rainbow Lagoon Park.**

at **200 South Pine Avenue, Long Beach (Los Angeles 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  
Exr

By: CHARLES POSNER  
Coastal Program Analyst

cc: Local Planning Dept.