

CALIFORNIA COASTAL COMMISSION

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



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

For the

June Meeting of the California Coastal Commission

MEMORANDUM

Date: June 11, 2009

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

SUBJECT: ***Deputy Director's Report***

Following is a listing for the exemptions, waivers, emergency permits, immaterial amendments and extensions, issued by the South Coast Area Office that will be reported to the Commission on either **June 11, 2009** Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DE MINIMIS WAIVERS

1. 5-08-024-W City Of Long Beach Department Of Parks, Recreation And Marine, Attn: Mark Sandoval (Long Beach, Los Angeles County)
2. 5-08-222-W Johnathan Ward (Venice, Los Angeles County)
3. 5-09-032-W Kulapat Yantrasast (Venice, Los Angeles County)
4. 5-09-039-W Forma Design Group, Attn: Mr. Timothy E. McCarthy (Pacific Palisades, Los Angeles County)
5. 5-09-041-W Mr. Michael Guttentag (Los Angeles, Los Angeles County)
6. 5-09-042-W D C F Trust (Newport Beach, Orange County)
7. 5-09-061-W Rex Hamilton (Pacific Palisades, Los Angeles County)
8. 5-09-064-W Mr. Peter Newton (Pacific Palisades, Los Angeles County)
9. 5-09-067-W Craig & Ziba Gibson (Seal Beach, Orange County)
10. 5-09-069-W Mr. Sean Gorman (Venice, Los Angeles County)
11. 5-09-070-W Ilan Levy (Pacific Palisades, Los Angeles County)
12. 5-09-073-W City Of L.A., Department Of Public Works, Bureau Of Engineering, Attn: Mr. Norman Mundy (Los Angeles, Los Angeles County)
13. 5-09-076-W Mr. & Mrs. Andrew Hanson (Laguna Beach, Orange County)
14. 5-09-080-W Ms. Melissa Zickler (Venice, Los Angeles County)
15. 5-09-085-W Mr. & Mrs. Alexander Palevsky (Pacific Palisades, Los Angeles County)
16. 5-09-087-W Danny Rojany (Venice, Los Angeles County)
17. 5-09-090-W Andre P. Jackson (Venice, Los Angeles County)
18. 5-09-091-W Scre Development, Llc. (San Clemente, Orange County)
19. 5-09-094-W City Of Santa Monica & Cirque Du Soleil (Santa Monica, Los Angeles County)
20. 5-09-095-W Paul Song & Lisa Ling (Santa Monica, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-91-141-A7 Seaview Restaurants, Inc.; Los Angeles County Dept. Of Beaches And Harbors, Attn: Paul Wong, Division Chief (Pacific Palisades, Los Angeles County)
2. 5-08-264-A1 David & June Hilton (Pacific Palisades, Los Angeles County)

TOTAL OF 22 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-08-024-W City Of Long Beach Department Of Parks, Recreation And Marine, Attn: Mark Sandoval	Utilize four parking stalls (20'x 40') within the Alamitos Bay Marina parking lot for: 1) a 10'x 40' chain-link fence enclosure for trash/recycle containers, and 2) placement of two ten-foot high, 10' x 20' steel containers (end-to-end) to store Junior Sailing Program equipment.	255 Marina Drive, Long Beach (Los Angeles County)
5-08-222-W Johnathan Ward	Demolition of a one-story, 1,004 square-foot single-family residence on a 5,203 square foot lot, and construction of two detached single-family residences. The main two-story, 25-foot high, 1,937 square-foot residence has flat solar panels on the roof. The rear two-story, 23-foot high structure is a 928 square foot single-family residence built over a five-stall garage/carport.	732 Brooks Ave., Venice (Los Angeles County)
5-09-032-W Kulapat Yantrasast	Demolition of a one-story, 1,097 square foot duplex and detached garage on a 4,312 square foot lot; removal of paving and fencing from the fronting right-of-way; and construction of a three-story, 30-foot high (plus 40-foot high rood access structure), 4,180 square foot single-family residence with a 451 square foot three-car garage on the ground floor and a 16'x 56' above-ground swimming pool. Excavate and export 117 cubic yards of dirt. Landscape and enclose portion of fronting right-of-way with a 42-inch high fence, per City Revocable Permit R-0385-0042.	581 Venice Blvd., Venice (Los Angeles County)
5-09-039-W Forma Design Group, Attn: Mr. Timothy E. McCarthy	Addition of a mechanical room at the rear of the property and attached to the existing residence for thermal solar storage tanks, water heart/boiler, radiant floor equipment, grey water system. Applicant will submit for LEEDs (Leadership in Energy and Environmental Design) certification. Foundation for the mechanical room will require four caissons along the rear of the residence where the mechanical room is proposed.	17876 W. Vicino Way & 17875 W. Castellammare Dr., Pacific Palisades (Los Angeles County)
5-09-041-W Mr. Michael Guttentag	Demolition of existing single-family residence and construction of a three-story, 1,895 square foot single-family residence on a 6,520 square foot lot.	235 Amalfi Drive, Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-09-042-W D C F Trust	Demolition of existing single family residence and construction of a new 6,164 sq. ft., two-story, 29' tall, single-family residence with attached 756 sq. ft. three-car garage, 494 sq. ft. roof deck, landscape improvements on a bulkhead lot including bulkhead reinforcement consisting of replacement of existing coping, new concrete deadman/tie-rods, and new approximately 10'x52' 6" thick reinforced concrete deck/patio between bulkhead and new residence. No work is proposed to the existing bulkhead panels or the dock. Drainage from the site will be directed through a new trench drain before entering the main storm drain system on the street-side of the lot. Landscaping consists of minimal planter with drought tolerant non-invasive plants.	2226 Channel Road, Newport Beach (Orange County)
5-09-061-W Rex Hamilton	Demolition of existing single-family residence and construction of a two-story with basement, 2,290 square foot single-family residence, with an attached garage, on a 3,145 square foot lot.	506 N. Mt. Holyoke Ave., Pacific Palisades (Los Angeles County)
5-09-064-W Mr. Peter Newton	Demolition of existing single-family residence and construction of a three-story, 5,566 square foot single-family residence, with an attached garage, on a 9,159 square foot lot.	266 Quadro Vecchio Dr., Pacific Palisades (Los Angeles County)
5-09-067-W Craig & Ziba Gibson	Demolition of an existing single-family residence and construction of a new 2,620 square foot, two-story single-family residence with an attached 500 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	305 17th Street, Seal Beach (Orange County)
5-09-069-W Mr. Sean Gorman	Permit the continued use of three residential units within a two-story, 2,305 square foot apartment building on a 2,703 square foot lot with two on-site parking spaces.	543 Grand Ave., Venice (Los Angeles County)
5-09-070-W Ilan Levy	Addition of an approximately 202 square foot patio cover to a single-family residence currently under construction.	15860 Seabec Circle, Pacific Palisades (Los Angeles County)
5-09-073-W City Of L.A., Department Of Public Works, Bureau Of Engineering, Attn: Mr. Norman Mundy	Public right-of-ways bounded by 24 and 25th Streets to the north, Paseo del mar to the south, Pacific avenue and Bluff Place to the east, and Western Avenue to the west, in the community of San Pedro, City of Los Angeles.	Public right-of-ways bounded by 24 & 25th Streets to the north, Paseo del Mar to the south, Pacific Avenue and Bluff Place to the east, and Western Avenue to the West, in the community of San Pedro, Los Angeles (Los Angeles County)
5-09-076-W Mr. & Mrs. Andrew Hanson	Construction of a new 3,094 square foot, three story, 25 above natural grade, 37 feet above centerline of frontage road, single family residence with an attached 380 square foot, 2-car garage, on a sloping, vacant lot. Grading of 1,565 cubic yards of cut is also proposed.	9 North Vista De La Luna, Laguna Beach (Orange County)
5-09-080-W Ms. Melissa Zickler	Demolition of a one-story, 748 square-foot single-family residence and attached garage on a 4,300 square foot lot; and construction of a two-story, 25-foot high (with one 32-foot high roof access structure), 3,590 square-foot single-family residence with an attached 608 square foot three-car garage.	419 W. 28th Ave., Venice (Los Angeles County)

5-09-085-W Mr. & Mrs. Alexander Palevsky	Demolition of existing single-family residence and construction of a two-story, 6,619 square foot single-family residence, with an attached garage, on a 15,741 square foot lot.	400 Amalfi Drive, Pacific Palisades (Los Angeles County)
5-09-087-W Danny Rojany	Demolition of a one-story, 1,038 square-foot single-family residence and detached garage, and construction of a two-story (with mezzanine), thirty-foot high (with one 34-foot high roof access structure), 3,010 square-foot single-family residence with an attached 726 square foot three-car garage. Includes solar panels on the roof and south side, and a swimming pool.	2342 Frey Ave., Venice (Los Angeles County)
5-09-090-W Andre P. Jackson	Demolition of a detached one-car garage, and construction of a two-story, thirty-foot high, 908 square foot single-family residence (with a four-car garage on the ground floor) on a 5,203 square foot lot with one existing one-story, 951 square foot single family residence. A total of five on-site parking spaces, accessed from the rear alley (San Juan Court), are provided for the resulting two residential units.	528 San Jaun Ave., Venice (Los Angeles County)
5-09-091-W Scre Development, Llc.	Conversion of a triplex on a single lot into three (3) condominium units each with two covered parking spaces on-site in a subterranean garage.	200-249 Avenida Santa Barbara, San Clemente (Orange County)
5-09-094-W City Of Santa Monica & Cirque Du Soleil	Erection of a temporary big top tent and ancillary trailer structures for purposes of operating a circus between the periods of September 14, 2009 through December 22, 2009.	1550 Pacific Coast Hwy., Santa Monica (Los Angeles County)
5-09-095-W Paul Song & Lisa Ling	Demolition of existing single-family residence and construction of a two-story, 4,038 square foot single-family residence, with an attached garage, on a 8,750 square foot lot.	234 Alta Ave, Santa Monica (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>
5-91-141-A7 Seaview Restaurants, Inc. Los Angeles County Dept. Of Beaches And Harbors, Attn: Paul Wong Division Chief	Addition of a 250 square foot oyster bar by converting 140 square feet of indoor seating area and 110 feet of outdoor area and adding a canopy over the bar on the south side (main entrance) of the restaurant. There will be no net change in the existing number of restaurant seats.	17300 Pacific Coast Hwy, Pacific Palisades (Los Angeles County)
5-08-264-A1 David & June Hilton	Addition of a basement, which will increase the square footage of the proposed single-family residence to approximately 5,350 square feet.	15879 Asilomar Blvd., Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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May 26, 2009

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

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

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

WAIVER: 5-08-024**APPLICANT:** City of Long Beach**LOCATION:** 255 Marina Drive (Marine Bazaar - Seal Beach Yacht Club), Alamitos Bay Marina, City of Long Beach, Los Angeles County.**PROPOSED DEVELOPMENT:** Utilize four parking stalls (20'x 40') within the Alamitos Bay Marina parking lot for: 1) a 10'x 40' chain-link fence enclosure for trash/recycle containers, and 2) placement (end-to-end) of two ten-foot high, 10'x 20' steel containers to store Junior Sailing Program equipment.**RATIONALE:** The project site is on State Tidelands administered by the City of Long Beach, and within the Commission's original permit jurisdiction. The two proposed steel storage boxes, placed end-to-end next to the trash and recycling enclosure, will be used by the Seal Beach Yacht Club to store sailing equipment for its Junior Sailing Program. The storage boxes and trash enclosure will occupy four parking spaces in the public parking lot northwest of the yacht club's second floor clubhouse in the Marine Bazaar Building. The proposed project has been reviewed and endorsed by the City of Long Beach Department of Parks, Recreation and Marine. The development is located about ninety feet from the water's edge. Visual impacts and parking impacts have been minimized by consolidating the development and placing it where marina views are already obstructed by other structures. The loss of four parking stalls will not significantly affect public access to the marina as there are approximately two hundred public parking spaces in the vicinity of the project. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **June 11, 2009 meeting in Marina del Rey** 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



May 26, 2009

Jin Ah Park
755 ½ Sunset Avenue
Venice, CA 90291

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

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

WAIVER: 5-08-222

APPLICANT: Jonathan R. Ward

LOCATION: 732 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,004 square-foot single-family residence on a 5,203 square foot lot, and construction of two detached single-family residences. The main two-story, 25-foot high, 1,937 square-foot residence has flat solar panels on the roof. The rear two-story, 23-foot high structure is a 928 square foot single-family residence built over a five-stall garage/carport.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-1397-VSO-MEL, 5/8/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two proposed residential units conform to the Commission's density limit for the site. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the two proposed residential units in the five-stall garage/carport, which is accessed from the rear alley (San Miguel Avenue). 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 (2,111 square feet of permeable area will be maintained on the 5,203 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 **June 11, 2009 meeting in Marina del Rey** 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



May 21, 2009

Howard Robinson
8758 Venice Boulevard, #101
Los Angeles, CA 90034

**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: 5-09-032 **APPLICANT:** Kulapat Yantrasast

LOCATION: 581 Venice Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,097 square foot duplex and detached garage on a 4,312 square foot lot; removal of paving and fencing from the fronting right-of-way; and construction of a three-story, 30-foot high (plus 40-foot high rood access structure), 4,180 square foot single-family residence with a 451 square foot three-car garage on the ground floor and a 16'x 56' above-ground swimming pool. Excavate and export 117 cubic yards of dirt. Landscape and enclose portion of fronting right-of-way with a 42-inch high fence, per City Revocable Permit R-0385-0042.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-0541-VSO-MEL, 2/20/09) 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 (4/28/09). The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the thirty-foot height limit for flat roofed structures in the North Venice area (limited rooftop development is permitted to exceed the roof height limit). Adequate on-site parking is provided by a three-car garage accessed from Cabrillo Avenue. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1547 square feet of permeable area will be maintained on the 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 **June 11, 2009 meeting in Marina del Rey** 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



May 29, 2009

Eric Mossman
2025 W. Balboa Blvd. Suite B
Newport Beach, CA 92663

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

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

WAIVER#: 5-09-042 **APPLICANT:** DCF Trust

LOCATION: 2226 Channel Road, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 6,164 sq. ft., two-story, 29' tall, single-family residence with attached 756 sq. ft. three-car garage, 494 sq. ft. roof deck, landscape improvements on a bulkhead lot including bulkhead reinforcement consisting of replacement of existing coping, new concrete deadman/tie-rods, and new approximately 10'x52' 6" thick reinforced concrete deck/patio between bulkhead and new residence. No work is proposed to the existing bulkhead panels or the dock. Drainage from the site will be directed through a new trench drain before entering the main storm drain system on the street-side of the lot. Landscaping consists of minimal planter with drought tolerant non-invasive plants.

RATIONALE: The subject site is a 5,250 sq. ft. bay front bulkhead lot located between the first public road and the sea on the Balboa Peninsula. The lot is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP). The proposed project exceeds the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public coastal access to the bay is available approximately 50 yards north of site. The proposed bulkhead improvements will be mainly on the landward side and will not have any adverse impact on marine resources. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; and 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 June 10-12, 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



May 8, 2009

Ann Yu
2210 Berkeley Avenue
Los Angeles, CA 90226

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#: 5-09-064

APPLICANT: Mr. Peter Newton

LOCATION: 266 Quadro Vecchio Drive, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of existing single-family residence and construction of a three-story, 5,566 square foot single-family residence, with an attached garage, on a 9,159 square foot lot.

RATIONALE: The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2008-4457AIC from the City of Los Angeles Planning Department (2/26/09). 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 June 10-12, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by:  _____
Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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May 26, 2009

Brent Sears Architect
203 Argonne Avenue, Suite B-210
Long Beach, CA 90803

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#: 5-09-067 **APPLICANT:** Craig & Ziba Gibson

LOCATION: 305 17th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 2,620 square foot, two-story single-family residence with an attached 500 square foot two-car garage. The maximum height of the structure will be 25-feet above finished grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 3,750 square feet and is designated as residential medium density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists southeast of the project site at the end of Seal Beach Boulevard. 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 June 10-12, 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

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May 26, 2009

Chris J. Parker, Pacific Crest Consultants
23622 Calabasas Road, #100
Calabasas, CA 91302

**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: 5-09-069

APPLICANT: Sean Gorman

LOCATION: 543 Grand Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Permit the continued use of three residential units within a two-story, 2,305 square foot apartment building on a 2,703 square foot lot with two on-site parking spaces.

RATIONALE: The applicant is trying to legalize three units on the site, which is located one-half mile inland of the beach. City building records indicate that the structure was permitted in 1957 as a duplex; but County of Los Angeles tax records and City of Los Angeles Housing Department records indicate that four dwelling units exist on the site. The land use designation for the site set forth by the certified City of Los Angeles Venice Land Use Plan (LUP) is "Low Medium II", which permits a maximum of two residential units on lots with less than 4,000 square feet. The proposed project has been approved by the City of Los Angeles City Council and the City Planning Department (Council File No. 08-1082/Case No. APCW-2007-2489-SPE-SPP-MEL). On June 18, 2008, the Los Angeles City Council granted the applicant a Specific Plan Exception to permit three dwelling units in lieu of two dwelling units, recognizing that the third unit on the site already exists (since 1959) and that denial of the request would eliminate the third dwelling unit (the applicant did not request approval of the fourth unit). The City's approval of the project rests on the finding that the third unit was created in 1959 when a garage was converted into a rental unit, and that the parking impacts of the third unit will be mitigated by the applicant's \$36,000 payment (in lieu of two more spaces) into the City's Venice Coastal Parking Impact Trust Fund. The proposal is a minor development because approval of the application will not result in any increase in density or parking demand since the site already contained the three proposed dwelling units. The proposed project is consistent with community character and the surrounding land uses, 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 will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 11, 2009 meeting in Marina del Rey** 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



May 8, 2009

Ilan Levy
5627 Sepulveda Boulevard, Suite 202
Van Nuys, CA 91411

**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#: 5-09-070

APPLICANT: Ilan Levy

LOCATION: 15860 Seabec Circle Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Addition of an approximately 202 square foot patio cover to a single-family residence currently under construction.

RATIONALE: The project site is vacant hillside lot, approximately ¼ mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The patio cover will be attached to the under construction residence (CDP No. 5-08-229W) and located at the rear of the property. 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 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 June 10-12-2009 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

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Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 8, 2009

Norman Mundy
City of Los Angeles
Department of Public Works
1149 S. Broadway, Ste 600
Los Angeles, CA 90015

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

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

WAIVER#: 5-09-073

APPLICANT: City of Los Angeles

LOCATION: Public right-of-ways bounded by 24 and 25th Streets to the north, Paseo del mar to the south, Pacific avenue and Bluff Place to the east, and Western Avenue to the west, in the community of San Pedro, City of Los Angeles.

PROPOSED DEVELOPMENT: Installation of new 8 to 12-inch sewer lines, or relining existing, to repair and replace existing old structurally damaged lines and reconstructing and installing new maintenance holes, chimneys, and removing flush tanks.

RATIONALE: The proposed project is to ensure proper operation of the existing sewer system serving the developed area of San Pedro. The proposed project will be located within the existing roadways. During construction vehicle access will continue to be available along all streets or along alternate routes, and Best Management Practices will be incorporated during construction. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 10-12, 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

Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 26, 2009

Mike Blakemore
Michael Blakemore Architects Inc.
332 Forest Ave., #18
Laguna Beach, CA 92651

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#: 5-09-076 **APPLICANT:** Andrew Hanson

LOCATION: 9 No. Vista de la Luna, Three Arch Bay, Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Construction of a new 3,094 square foot, three story, 25 above natural grade, 37 feet above centerline of frontage road, single family residence with an attached 380 square foot, 2-car garage, on a sloping, vacant lot. Grading of 1,565 cubic yards of cut is also proposed.

RATIONALE: The proposed project is not a bluff top or oceanfront lot, but is an interior lot located within the existing locked gate community of Three Arch Bay, inland of South Coast Highway. Three Arch Bay is one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues arising from its locked gate nature. The proposed development would occur on an existing subdivided lot, zoned for single family residential development and will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County Beach (approximately ½ mile upcoast) and at Salt Creek Beach Park (approximately 1 ½ miles downcoast). Though the subject lot is vacant, it is surrounded on all sides by existing lots developed with single family homes. The proposed development represents infill development. The proposed project will provide two parking spaces consistent with the Commission's parking standard of two spaces per residential unit. Adequate measures to address water quality have been incorporated into the project design including maximizing permeable area on-site. In addition to vegetated areas, the driveway and rear decks are to be constructed of permeable pavement. The project also includes areas of stepping stones set in sand. In addition, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 10 -12, 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 Scriming
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



May 21, 2009

Maria Castellanos
4274 Beethoven Street
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: 5-09-080

APPLICANT: Melissa Zickler

LOCATION: 491 28th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 748 square-foot single-family residence and attached garage on a 4,300 square foot lot; and construction of a two-story, 25-foot high (with one 32-foot high roof access structure), 3,590 square-foot single-family residence with an attached 608 square foot three-car garage.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2008-2113-SPP-MEL, 9/22/08) 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 (the one hundred square foot roof access structure is part of the structure that is permitted to exceed the roof height limit). Adequate on-site parking is provided for the proposed single-family residence in the three-car garage, which is 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 (1,805 square feet of permeable area will be maintained on the 4,300 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and 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 **June 11, 2009 meeting in Marina del Rey** 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



June 2, 2009

CCS Architecture
44 Mclea Court
San Francisco, CA 94103

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#: 5-09-085

APPLICANT: Mr. & Mrs. Alexander Palevsky

LOCATION: 400 Amalfi Drive, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of existing single-family residence and construction of a two-story, 6,619 square foot single-family residence, with an attached garage, on a 15,741 square foot lot.

RATIONALE: The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2009-1270AIC from the City of Los Angeles Planning Department (4/28/09). 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 June 10-12, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 21, 2009

Eric Lindeman, 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: 5-09-087

APPLICANT: Danny Rojany

LOCATION: 2342 Frey Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,038 square-foot single-family residence and detached garage, and construction of a two-story (with mezzanine), thirty-foot high (with one 34-foot high roof access structure), 3,010 square-foot single-family residence with an attached 726 square foot three-car garage. Includes solar panels on the roof and south side, and a swimming pool.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-1182-VSO-MEL, 4/17/09) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Southeast Venice area (the one hundred square foot roof access structure is part of the structure that is permitted to exceed the thirty-foot roof height limit). Adequate on-site parking is provided for the proposed single-family residence in the three-car garage, which is 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 (593 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 **June 11, 2009 meeting in Marina del Rey** 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



May 21, 2009

Steven Shortridge, Callas Shortridge Architects
3621 Hayden Avenue
Culver City, CA 90232

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: 5-09-090**APPLICANT:** Andre P. Jackson**LOCATION:** 528 San Juan Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage, and construction of a two-story, thirty-foot high, 908 square foot single-family residence (with a four-car garage on the ground floor) on a 5,203 square foot lot with one existing one-story, 951 square foot single family residence. A total of five on-site parking spaces, accessed from the rear alley (San Juan Court), are provided for the resulting two residential units.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-1359-VSO, 5/5/09) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two detached single family residences conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. Adequate on-site parking is provided (5 spaces). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,808 square feet of permeable landscaped area will be maintained on the 5,203 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 **June 11, 2009 meeting in Marina del Rey** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required. //

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 29, 2009

Scrc Development LLC
628 Camino de los Mares, Suite H 130-454
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#: 5-09-091

APPLICANT: Scrc Development LLC

LOCATION: 200-249 Avenida Santa Barbara, San Clemente Orange County

PROPOSED DEVELOPMENT: Conversion of a triplex on a single lot into three (3) condominium units each with two covered parking spaces on-site in a subterranean garage.

RATIONALE: The subject lot is an inland 7,775 sq. ft. lot designated Residential Medium Density, Coastal Zone in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente City Council (Tentative Parcel Map No. 2006-169, 09/04/07). The proposed development consists of a conversion of an existing triplex into a three-unit condominium. Authorization for construction of any new single or multi-family residences on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission on July 26, 1982. However, the subdivision of land is not allowed under Categorical Exclusion E-82-1, therefore Commission approval is necessary. The development proposes six (6) 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 **June 10-12, 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



June 2, 2009

City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

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#: 5-09-094

APPLICANT: City of Santa Monica &
Cirque du Soleil

LOCATION: 1550 Pacific Coast Highway (adjacent to Pier), Santa Monica .

PROPOSED DEVELOPMENT: Erection of a temporary big top tent and ancillary trailer structures for purposes of operating a circus between the periods of September 14, 2009 through December 22, 2009.

RATIONALE: The proposed circus will be operating during the non-summer period. The proposed circus has previously used the same site during the same period and during those events there has not been a significant impact to public beach access. Of the total of approximately 1,021 parking spaces within the pier parking area 296 spaces will remain available, and 380 new temporary spaces will be available at the nearby Civic Center property. A traffic management plan will be required by the City and a free shuttle bus system will also be available from the public parking areas at the Civic Center parking Structure and South Beach Lot. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 10-12, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by:
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



June 2, 2009

Marco Dimaccio
5668 Tryon Road
Los Angeles, Ca 90068

**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#: 5-09-095 **APPLICANT:** Paul Song & Lisa Ling

LOCATION: 234 Alta Avenue, Santa Monica.

PROPOSED DEVELOPMENT: Demolition of existing single-family residence and construction of a two-story, 4,038 square foot single-family residence, with an attached garage, on a 8,750 square foot lot.

RATIONALE: The proposed project is located approximately 1/2 of a mile from the beach and within a developed residential neighborhood, zoned R1 (Single Family). The project is consistent with the residential character of the surrounding area and is providing three parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 10-12, 2009 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

PETER DOUGLAS
Executive Director

by: 

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

**5-91-141-A7****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: June 2, 2009

SUBJECT: Permit No. **5-91-141** granted to: Sea View Restaurants, Inc.
for:
Expansion of indoor and outdoor dining areas of existing Gladstones-4-Fish Restaurant. Erection of signs and a 300 square foot seasonal tent cover, and the placement of 320 square foot pre-fabricated storage container on a coastal bluff for restaurant dry goods storage.

PROJECT SITE: 17300 Pacific Coast Highway, Will Rogers State Beach/Gladstone's-4-Fish Restaurant, Pacific Palisades, City of Los Angeles

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):

Addition of a 250 square foot oyster bar by converting 140 square feet of indoor seating area and 110 feet of outdoor area and adding a canopy over the bar on the south side (main entrance) of the restaurant. There will be no net change in the existing number of restaurant seats.

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 will add an additional dining area to the existing restaurant without increasing the parking demand of the restaurant; will not adversely impact public access that is available on the outdoor dining deck; will be within the developed area and will not have an adverse impact on coastal views. 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

**5-08-264-A1****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: June 3, 2009

SUBJECT: Permit No. **5-08-264** **GRANTED TO:** David & June Hilton

FOR: Demolition of a single-family residence and construction of a 4,125 square foot single-family residence with attached two car garage, swimming pool, and landscaping

PROJECT SITE: 15879 Asilomar Boulevard, Pacific Palisades

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):

Addition of a basement, which will increase the square footage of the proposed single-family residence to approximately 5,350 square feet.

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 basement has been reviewed and approved by the City's grading division and is consistent with development in the surrounding area. The proposed amendment will not adversely impact public access and will be consistent with the character of the surrounding area. 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.