

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT

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)**Th15****SOUTH COAST DISTRICT (LONG BEACH)  
DEPUTY DIRECTOR'S REPORT***For the**January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 14, 2010

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

SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the January 14, 2010 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. 5-09-217-W Eric Sorenson (Seal Beach, Orange County)
2. 5-09-244-W Lopicque LLC (Venice, Los Angeles County)

**DE MINIMIS WAIVERS**

1. 5-09-197-W Mr. & Mrs. Bruce J. Dubin (San Clemente, Orange County)
2. 5-09-206-W City Of Redondo Beach, Attn: Steve Huang (Redondo Beach, Los Angeles County)
3. 5-09-215-W Darin L. Morris (Venice, Los Angeles County)
4. 5-09-219-W Thane Roberts (Santa Monica, Los Angeles County)
5. 5-09-222-W Mr. William V. Ballough (Playa Del Rey, Los Angeles County)
6. 5-09-224-W Mr. & Mrs. Stephen Snipper (Venice, Los Angeles County)
7. 5-09-233-W Robert & Tracey Williams (Laguna Beach, Orange County)
8. 5-09-234-W Paul Sehdeva (Playa Del Rey, Los Angeles County)
9. 5-09-238-W City Of Santa Monica, Public Works Department, Attn: Spiros A. Lazaris, Project Manager (Santa Monica, Los Angeles County)
10. 5-09-242-W City Of Santa Monica, Attn: Eric Baley, Civil Engineering Div. (Santa Monica, Los Angeles County)
11. 5-09-243-W Caryn Greenhut & Craig Duglin (Pacific Palisades, Los Angeles County)

**EXTENSION - IMMATERIAL**

1. 5-90-789-E17 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management (Venice, Los Angeles County)
2. 5-05-236-E3 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)
3. 5-07-045-E1 S M I, L.L.C, Attn: Kiran Patel (Newport Beach, Orange County)

**TOTAL OF 16 ITEMS**

## DETAIL OF ATTACHED MATERIALS

### REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-217-W Eric Sorenson	Addition and remodel of an existing 1,462 square foot one-story, single-family residence with an attached 544 square foot two-car garage. The proposed project includes: 1) demolition of the existing two-car garage and construction of a new 608 square foot two-car garage; 2) demolition of 64-square feet from the existing 1st floor and 3) a new 1,183 square foot 2nd floor. Grading will consist of 59 cubic yards of cut, 12 cubic yard of recompaction and 47 cubic yards of export to a location outside of the coastal zone. Post project the two-story single-family residence will be 2,581 square feet with an attached 608 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	1650 Crestview Ave, Seal Beach (Orange County)
5-09-244-W Lapicque LLC	Interior and exterior renovation of an existing two-story, 1,520 square foot single-family residence on a 3,750 square foot lot with a detached second unit and a six-stall carport. Includes 337 square feet of added interior floor area on the second floor.	44 Dudley Ave, Venice (Los Angeles 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>
5-09-197-W Mr. & Mrs. Bruce J. Dubin	Construction of a caisson supported 2,400 sq. ft. wood deck with opaque glass panel perimeter fencing and a built-in barbeque, entertainment system wall and spa on a sloping lot adjacent to San Clemente State Park. No grading or landscaping is proposed.	3808 Vista Azul, San Clemente (Orange County)
5-09-206-W City Of Redondo Beach, Attn: Steve Huang	Replace two one-story existing pre-fabricated metal buildings, totaling 1,728 square feet, with a new two-story, 30 foot high, permanent 4,430 square foot structure, with six parking spaces, for public safety personnel use; replace existing harbor Patrol deteriorated wooden docks with same size new pre-cast concrete docks in the same location. Existing piles will be used with no new piles. Best Management Practices will be incorporated during construction and operation of the docks.	280 Marina Way, Redondo Beach (Los Angeles County)

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

<p><b>5-09-215-W</b> Darin L. Morris</p>	<p>Demolition of a one-story, 1,375 square foot single-family residence on a 2,700 square foot lot, and construction of a two-story, 27-foot high, 2,184 square-foot single-family residence with an attached 399 square foot two-car garage and a 169 square foot roof deck. Includes export/import of 600 cubic yards of existing/new fill.</p>	<p>509 Grand Boulevard, Venice (Los Angeles County)</p>
<p><b>5-09-219-W</b> Thane Roberts</p>	<p>Demolition of a residential accessory structure and construction of a two-story, 3,565 square foot single-family residence, with a semi-subterranean attached two-car garage, and swimming pool, on a 6,000 square foot lot.</p>	<p>2719 6th Street, Santa Monica (Los Angeles County)</p>
<p><b>5-09-222-W</b> Mr. William V. Ballough</p>	<p>Conversion of a 6 unit rental apartment building to a 6 unit condominium with 12 parking spaces and 1 guest parking space on-site.</p>	<p>6627 - 6629 So. Vista Del Mar, Playa Del Rey (Los Angeles County)</p>
<p><b>5-09-224-W</b> Mr. &amp; Mrs. Stephen Snipper</p>	<p>Permit the continued use of four existing residential units on a 5,280 square foot parcel (two lots) with eight on-site parking spaces.</p>	<p>20 - 22 28th Ave, Venice (Los Angeles County)</p>
<p><b>5-09-233-W</b> Robert &amp; Tracey Williams</p>	<p>Demolition of existing one-story, 3,213 sq. ft. single-family residence, garage, guest house, storage structure, pool and construction of a new 4,639 sq. ft. one-story single-family residence, 1,078 sq. ft. 4-car garage, on-grade solar panels, new hardscape and landscaping including pool, spa, outdoor bbq, deck, patio, planting walls, new driveway and new 5-foot high wood fence at east property line. Grading consisting of 90 cubic yards of cut and fill for site preparation.</p>	<p>9 Vista Del Sol, Laguna Beach (Orange County)</p>
<p><b>5-09-234-W</b> Paul Sehdeva</p>	<p>Demolition of a single family residence and construction of a 3,982 square foot, three-story, 33 foot high single-family residence.</p>	<p>7300 Rindge Avenue, Playa Del Rey (Los Angeles County)</p>
<p><b>5-09-238-W</b> City Of Santa Monica, Public Works Department, Attn: Spiros A. Lazaris, Project Manager</p>	<p>Remove and replace existing 8-inch cast iron water main pipe with a new 12-inch ductile iron pipe.</p>	<p>3rd Court Between Wilshire Blvd &amp; Broadway Ave, Santa Monica (Los Angeles County)</p>
<p><b>5-09-242-W</b> City Of Santa Monica, Attn: Eric Baley, Civil Engineering Div.</p>	<p>Installation of approximately 1,750 linear feet of new 6 inch diameter dry standpipe system for fire prevention. The pipe will be installed underneath the pier platform with 9 new, approximately 3 foot high, dry standpipe fire hose connections on the pier platform.</p>	<p>Santa Monica Pier, Colorado Boulevard, Santa Monica (Los Angeles County)</p>
<p><b>5-09-243-W</b> Caryn Greenhut &amp; Craig Duglin</p>	<p>Demolition of a single-family residence and construction of a 4,244 square foot, 28 foot high, single-family residence with attached 2-car garage.</p>	<p>440 Swarthmore Ave, Pacific Palisades (Los Angeles County)</p>

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-90-789-E17</b> Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management</p>	<p>Construction of commercial/retail building with 2 floors of subterranean parking.</p>	<p>601 Ocean Front Walk, Venice (Los Angeles County)</p>
<p><b>5-05-236-E3</b> Palisades Landmark, Llc</p>	<p>Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces fper unti; project requires 130, 000 cubic yards cut and 80, 000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.</p>	<p>17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)</p>
<p><b>5-07-045-E1</b> S M I, L.L.C, Attn: Kiran Patel</p>	<p>Remove an existing restaurant, and remodel and add 29 guest rooms to an existing 28,009 square foot, 2-story motel with 54 guest rooms, plus landscape, hardscape changes. The project will reduce on-site parking from 105 spaces to 83 spaces. Upon completion the hotel will be 38,399 square feet, 2-stories 22-feet high and contain 83 rooms with 83 parking spaces. Ten of the 29 new guest rooms and removal of the restaurant are an after-the-fact request.</p>	<p>2300 West Coast Highway, Newport Beach (Orange County)</p>



**CALIFORNIA COASTAL COMMISSION**

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



December 11, 2009

Steve Huang  
 City of Redondo Beach  
 415 Diamond Street  
 Redondo Beach, CA 90277

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

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

**WAIVER#:** 5-09-206

**APPLICANT:** City of Redondo Beach

**LOCATION:** 280 Marina Way, Redondo Beach.

**PROPOSED DEVELOPMENT:** Replace two one-story existing pre-fabricated metal buildings, totaling 1,728 square feet, with a new two-story, 30 foot high, permanent 4,430 square foot structure, with six parking spaces, for public safety personnel use; replace existing harbor Patrol deteriorated wooden docks with same size new pre-cast concrete docks in the same location. Existing piles will be used with no new piles. Best Management Practices will be incorporated during construction and operation of the docks.

**RATIONALE:** The proposed project will replace temporary buildings with permanent buildings as part of the City's Harbor Patrol/County Lifeguard facility. The project is located along the southern tip of Mole B, adjacent to the existing two-story Administrative Observation Tower building. The first floor will be designed to be elevated 2'-8" above existing grade to protect against potential flooding. The new docks will replace deteriorating docks, with no change in size or location. All work will be done outside of the water, with the new docks floated into place. The project will incorporate best management practices during construction and operation of the docks. Based on a current survey there is no eel grass or caulerpa in the area. Final U.S. Army Corps approval will be obtained. 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 January 13-15, 2010 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: \_\_\_\_\_ Signature on file  
 AT J. Padilla  
 Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



December 22, 2009

Bill Tsui, Architect  
1517 S. Orange Grove Avenue  
Los Angeles, CA 90019

**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:** 5-09-215

**APPLICANT:** Darin Morris

**LOCATION:** 509 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,375 square foot single-family residence on a 2,700 square foot lot, and construction of a two-story, 27-foot high, 2,184 square-foot single-family residence with an attached 399 square foot two-car garage and a 169 square foot roof deck. Includes export/import of 600 cubic yards of existing/new fill.

**RATIONALE:** The proposed project, which is 2000 feet inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-3227-VSO-MEL, 10/29/09) and is consistent with the R1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for flat-roofed structures in the North Venice area. Adequate on-site parking is provided for the proposed single-family residence: a two-car garage accessed from the rear alley (Seville Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (532 square feet of permeable area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **January 14, 2010 meeting in Huntington Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

cc: Commissioners/File

Signature on 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



January 6, 2010

Paul Geijer  
512 Calle Malaguena  
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#:** 5-09-217

**APPLICANT:** Eric Sorenson

**LOCATION:** 1650 Crestview, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Addition and remodel of an existing 1,462 square foot one-story, single-family residence with an attached 544 square foot two-car garage. The proposed project includes: 1) demolition of the existing two-car garage and construction of a new 608 square foot two-car garage; 2) demolition of 64-square feet from the existing 1<sup>st</sup> floor and 3) a new 1,183 square foot 2<sup>nd</sup> floor. Grading will consist of 59 cubic yards of cut, 12 cubic yard of recompaction and 47 cubic yards of export to a location outside of the coastal zone. Post project the two-story single-family residence will be 2,581 square feet with an attached 608 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. 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 neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The proposed project consists of approximately 50% demolition of the exterior wall of the existing structure. The lot size is 6,000 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (two-spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access is available at Gum Grove Park. 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 January 14-15, 2010 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

Signature on file

KARL SCHWING  
Orange County Area Supervisor

**CALIFORNIA COASTAL COMMISSION**

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



December 10, 2009

Thane Roberts  
 602 Ashland Avenue, Unit B  
 Santa Monica, CA 90405

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

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

**WAIVER#:** 5-09-219

**APPLICANT:** Thane Roberts

**LOCATION:** 2719 6<sup>th</sup> Street, Santa Monica.

**PROPOSED DEVELOPMENT:** Demolition of a residential accessory structure and construction of a two-story, 3,565 square foot single-family residence, with a semi-subterranean attached two-car garage, and swimming pool, on a 6,000 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 two 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 January 13-15, 2010 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. *1/13/10*

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



December 11, 2009

Harvey Goodman  
834 7<sup>th</sup> Street, #5  
Santa Monica, CA 90403

**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#:** 5-09-222

**APPLICANT:** Mr. William V. Ballough

**LOCATION:** 6627-6629 South Vista del Mar, Playa del Rey (City of Los Angeles)

**PROPOSED DEVELOPMENT:** Conversion of a 6 unit rental apartment building to a 6 unit condominium with 12 parking spaces and 1 guest parking space on-site.

**RATIONALE:** The proposed development is changing the ownership of an existing multi-family residential building with no change to the density, size or bulk of the building. The project site is zoned for multi-family residential (R3-1) and is located within a developed multi-family and single-family residential neighborhood. The Playa del Rey LCP has not been completed. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their ~~January 14, 2010~~ 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

ATJ. Padilla  
Coastal Program Analyst

cc: Commissioners/File

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



December 22, 2009

Howard Robinson & Associates, LLC  
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:** 5-09-224

**APPLICANTS:** Stephen & Lorraine Snipper

**LOCATION:** 20-22 28<sup>th</sup> Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Permit the continued use of four existing residential units on a 5,280 square foot parcel (two lots) with eight on-site parking spaces.

**RATIONALE:** The applicants are trying to legalize a fourth dwelling unit on the 5,280 square foot parcel (Lot Nos. 24 & 25, Block 22, Short Line Beach), which is located one block inland of the beach. No new construction is proposed. In 1987, the Commission approved with no conditions Coastal Development Permit 5-87-750 (22 28<sup>th</sup> Avenue Associates) for the creation of a thirty-foot high triplex on the project site. The current owners purchased the property in 2000, and commenced the process to legalize the unpermitted fourth unit in 2007. The land use designation for the site set forth by the certified City of Los Angeles Venice Land Use Plan (LUP) is "Multi-Family Residential - Low Medium II", which permits two residential units per lot. The project site is comprised of two lots, so the four-unit project is consistent with the LUP's density limit. On August 19, 2009, the City of Los Angeles West Los Angeles Area Planning Commission granted the applicants a local coastal development permit for the continued use of four dwelling units on the two lots (Case No. APCW-2008-1401-SPE-SPP-SM-CDP). The City record states that the fourth unit is a low income unit. Adequate on-site parking (eight stalls) is provided for the four units. Vehicular access is provided only from the alley. 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 **January 14, 2010 meeting in Huntington Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

CHARLES R. POSNER  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



January 4, 2010

Robert and Tracey Williams  
9 Vista del Sol  
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 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#:** 5-09-233

**APPLICANTS:** Robert and Tracey Williams

**LOCATION:** 9 Vista Del Sol, Three Arch Bay, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing one-story, 3,213 sq. ft. single-family residence, garage, guest house, storage structure, pool and construction of a new 4,639 sq. ft. one-story single-family residence, 1,078 sq. ft. 4-car garage, on-grade solar panels, new hardscape and landscaping including pool, spa, outdoor bbq, deck, patio, planting walls, new driveway and new 5-foot high wood fence at east property line. Grading consisting of 90 cubic yards of cut and fill for site preparation.

**RATIONALE:** The subject site is a 35,745 sq. ft. interior lot inland of Pacific Coast Highway, the site is not a bluff top, oceanfront, or coastal canyon lot but is located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Public coastal access exists in the project vicinity 1000 Steps Beach (approximately 1½ mile upcoast). The development exceeds the Commission's typical parking requirement of two spaces per residential unit. Surface water runoff from the site and runoff from the roof will be conducted through gutters to area drains leading to landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. The proposed new driveway will be constructed of permeable material for increased on-site percolation. Existing eucalyptus and fruit trees will be maintained and proposed new landscaping consists of non-invasive drought-tolerant plant species.

This waiver will not become effective until reported to the Commission at their **January 14-15, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS  
Executive Director

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

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



January 6, 2010

Lorna Camfield  
C&C Partners Design  
330 Illinois Street  
El Segundo, CA 90245

**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#:** 5-09-234

**APPLICANT:** Paul Sehdeva

**LOCATION:** 7300 Rindge Avenue, Playa del Rey

**PROPOSED DEVELOPMENT:** Demolition of a single-family residence and construction of a 3,982 square foot, three-story, 33 foot high single-family residence.

**RATIONALE:** The proposed project is located approximately 1/4 mile from Dockweiler State Beach. The surrounding area is residentially developed with single-family residences. The applicant has received an Approval in Concept No. ZA-2009-3819-AIC from the City of Los Angeles Planning Department (11/23/09). The site is designated as low-density (R1-1) residential. Drainage will be collected and directed to landscaped areas and to the street, as required by the City. The Playa del Rey LCP has not been completed. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their January 14-15, 2010 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  
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December 23, 2009

Spiros A. Lazaris  
City of Santa Monica  
Civil Engineering Division  
1437 4<sup>th</sup> Street, Suite 300  
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#:** 5-09-238

**APPLICANT:** City of Santa Monica

**LOCATION:** 3<sup>rd</sup> Court between Wilshire Boulevard and Broadway Avenue, City of Santa Monica

**PROPOSED DEVELOPMENT:** Remove and replace existing 8-inch cast iron water main pipe with a new 12-inch ductile iron pipe.

**RATIONALE:** The proposed project will replace an aging line within a three block area with a new line to insure adequate water supply to the existing downtown development. The project will be constructed in a minimum of three phases and will be scheduled for the Fall and Winter seasons. Best Management Practices will be incorporated during construction to minimize runoff. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 14-15, 2010 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**

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



December 23, 2009

Eric Bailey  
City of Santa Monica  
Civil Engineering Division  
1437 4<sup>th</sup> Street, Suite 300  
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#:** 5-09-242

**APPLICANT:** City of Santa Monica

**LOCATION:** Santa Monica Municipal Pier, Colorado Boulevard, City of Santa Monica

**PROPOSED DEVELOPMENT:** Installation of approximately 1,750 linear feet of new 6 inch diameter dry standpipe system for fire prevention. The pipe will be installed underneath the pier platform with 9 new, approximately 3 foot high, dry standpipe fire hose connections on the pier platform.

**RATIONALE:** The proposed project is fire safety improvement project to provide adequate fire protection along the pier. Installation will be done using the existing catwalk system located under the pier for the section over the water and mechanical lifts over the dry sand area. The nine standpipe connectors on the pier platform will be small in size and scale and will not have an adverse impact on public coastal views. Public beach access will not be impacted during installation. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 14-15, 2010 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**

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



January 6, 2010

Robert Kleiman  
20969 Ventura Blvd, Suite 228  
Woodland Hills, CA 91364

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

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

**WAIVER#:** 5-09-243

**APPLICANT:** Caryn Greenhut & Craig Duglin

**LOCATION:** 440 Swarthmore Avenue, Pacific Palisades.

**PROPOSED DEVELOPMENT:** Demolition of a single-family residence and construction of a 4,244 square foot, 28 foot high, single-family residence with attached 2 car garage.

**RATIONALE:** The project site is approximately 1/4 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-2009-3871 AIC from the City of Los Angeles Planning Department (11/30/09). 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 January 14-15, 2010 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



December 22, 2009

Karl Schmid, Home Front Design & Build  
1864 W. Jefferson Blvd.  
Los Angeles, CA 90018

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (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 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:** 5-09-244                      **APPLICANT:** Lapicque LLC (Marty Murphy)

**LOCATION:** 44 Dudley Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Interior and exterior renovation of an existing two-story, 1,520 square foot single-family residence on a 3,750 square foot lot with a detached second unit and a six-stall carport. Includes 337 square feet of added interior floor area on the second floor.

**RATIONALE:** The proposed project, which is one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-2911-SPP, 11/6/09) and is consistent with the R1.5-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition that does not increase the height of the structure, it requires a coastal development permit because it is situated within 300 feet of the beach and results in a floor area increase greater than ten percent of the existing building's internal floor area (Ca. Regs. Sec. 13253). The proposed project conforms with the Commission's 28-foot height limit for structures on walk streets in the North Venice area. The height of the existing 23-foot high structure is not being increased. Adequate on-site parking is provided for the two existing single-family residences by a six-stall carport 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 (650 square feet of permeable area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **January 14, 2010 meeting in Huntington Beach.** If three (3) 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**

T DISTRICT

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)

December 29, 2009

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management** has applied for a one year extension of Permit No: **5-90-789-E17** granted by the California Coastal Commission on November 10, 1991;

for: **Construction of commercial/retail building with 2 floors of subterranean parking.**  
At: **601 Ocean Front Walk, Venice (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  
Executive Director

By: CHARLES POSNER  
Coastal Program Analyst

cc: Local Planning Dept.  
Joseph J. Praske

5-90-789-e17(jan 2010 hearing)

CALIFORNIA COASTAL COMMISSION

**CALIFORNIA COASTAL COMMISSION**

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

(5-07-045-E1)

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

29 December 2009

Notice is hereby given that **S M I, L.L.C, Attn: Kiran Patel** has applied for a one-year extension of Coastal Development Permit **5-07-045**, as amended, granted by the California Coastal Commission on **January 10, 2008** for:

**Remove an existing restaurant, and remodel and add 29 guest rooms to an existing 28,009 square foot, 2-story motel with 54 guest rooms, plus landscape/hardscape changes. The project will reduce on-site parking from 105 spaces to 83 spaces. Upon completion the hotel will be 38,399 square feet, 2-stories (22-feet high) and contain 83 rooms with 83 parking spaces. Ten (10) of the 29 new guest rooms and removal of the restaurant are an 'after-the-fact' request.**

**At: 2300 West Coast Highway, Newport Beach, County of Orange County**

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

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

Sincerely,  
**PETER M. DOUGLAS**  
Executive Director

By: Fernie Sy  
Coastal Program Analyst II

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200 Oceangate, Suite 1000  
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## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT**

**December 29, 2009**

Notice is hereby given **Palisades Landmark, LLC** has applied for a one year extension of Coastal Development Permit 5-05-236, as amended, granted by the California Coastal Commission on February 8, 2006 for:

**Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.**

**At: 17331-17333 Tramonto Drive, Pacific Palisades, 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**  
Executive Director

By: Al Padilla  
Coastal Program Analyst