

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT
PO Box 1450
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

W8 & W13



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

For the

October Meeting of the California Coastal Commission

MEMORANDUM

Date: October 13, 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 October 13, 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.

CALIFORNIA COASTAL COMMISSION

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



September 30, 2010

Marc Allegre
16131 Fantasia Lane
Huntington Beach, CA 92649

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#: 5-10-153-W

APPLICANT: Mr. Thomas M Racciatti

LOCATION: 3808 Channel Place, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Addition of 464 sq. ft. living space and 180 sq. ft. 2nd floor deck to second floor of existing single family residence, resulting in a 2,617 sq. ft. two story single family residence

RATIONALE: The subject lot is a 2,465 sq. ft. bayfront lot designated as Single Family Residential in the City's certified land use plan. No work will occur on the bulkhead or the attached dock. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2010033). The addition would increase the square footage of the home by more than 10%, therefore Commission approval is necessary. No change to parking or landscaping are proposed. Runoff from proposed addition will be connected to existing drainage system, including direction of runoff over landscaped areas. BMPs will be incorporated during construction to protect water quality. 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 **October 13-15, 2010**, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

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
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September 27, 2010

Constantine Tziantzis
333 Washington Boulevard, #146
Marina del Rey, CA 90295-2231

**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: 5-10-071 **APPLICANTS:** Randy & Carmine Esposito

LOCATION: 123 Anchorage Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing three-level, 35-foot high, 3,993 square foot duplex into two condominium units. Each unit has a two-car garage on the ground floor.

RATIONALE: The project site, which is located within three hundred feet of Grand Canal, is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The existing duplex was approved in 1987 pursuant to Coastal Development Permit 5-87-154. The City of Los Angeles Planning Department has issued Local Coastal Development Permit No. ZA-2006-7974 and Parcel Map No. AA-2007-5018-PMLA-CC for the proposed condominium conversion. The proposed project (condominium conversion) is consistent with the R3-1 zoning designation, the Commission's density limit for the site, and the 35-foot height limit for projects in the Marina Peninsula area of Venice. The four on-site parking spaces are adequate for the two condominium units. The project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (676 square feet of permeable landscaped area will be maintained on the 2,788 square foot project site). The proposed project will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 13, 2010 meeting in Oceanside** 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



September 27, 2010

Thomas Hetherington
319 14th Street
Seal Beach, CA 90740

**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#: 5-10-148 **APPLICANT:** Thomas Hetherington

LOCATION: 319 14th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 832 square foot one-story, single-family residence with a detached 365 square foot two (2)-car garage. The proposed project includes: 1) an addition of 461 square feet of livable space to the existing 1st floor; 2) an addition of a new 617 square foot 2nd floor; 3) demolition of the existing 365 square foot detached two (2)-car garage; 4) construction of a new 447 square foot attached two (2) car garage; and 5) a new roof deck. No grading is proposed. Post project the one-story single-family residence will be 1,910 square feet with an attached 447 square foot two (2)-car garage. The maximum height of the structure will not exceed 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 more than 50% demolition of the exterior wall of the existing structure. 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 (two-spaces per residential unit). Public access to the beach exists west of the project site at the end of 14th Street. 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 October 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

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071



September 30, 2010

Srour + Assoc
Attn: Elizabeth Srour
1001 6th St, suite 10
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-10-167-W**APPLICANT: Neva Briggs Day****LOCATION: 1504 Monterey Blvd, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT: Construction of a 1973 sq. ft. three story single family residence on the site of a previous single family residence demolished under Permit Waiver 5-08-041-W.**

RATIONALE: The subject lot is a 1,250 sq. ft. inland lot designated as Single Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Hermosa Beach Planning Department. The proposed development consists of construction of a 1973 sq. ft. three story single family residence on the site of a previous single family residence demolished under Permit Waiver 5-08-041-W. 4 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable surfaces for infiltration, with excess runoff directed to the City's public storm drain system. 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 **October 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

by: _____
TERESA HENRY
District Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 27, 2010

Mardian & Associates
Attn: Vic Mardian
416 N. Glendale Avenue, Suite 212
Glendale, CA 91206

**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#: 5-10-173 **APPLICANT:** 505-507 Bay LLC

LOCATION: 507 East Bay Avenue (Building B), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new two (2)-story duplex with an attached two (2) car garage for each unit on a vacant lot. Unit A1 will consist of 1,042 square feet with an attached 363 square foot two (2) car garage. Unit A2 will consist of 754 square feet with an attached 363 square foot two (2) car garage. The height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,250 square feet and is designated as Two-Unit Residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project is not located within the exclusion area. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists to the west of the site at the end of Adams Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

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Long Beach, CA 90802-4302
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September 27, 2010

Mardian & Associates
Attn: Vic Mardian
416 N. Glendale Avenue, Suite 212
Glendale, CA 91206

**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#: 5-10-175 **APPLICANT:** 505-507 Bay LLC

LOCATION: 505 East Bay Avenue (Building A), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new two (2)-story duplex with an attached two (2) car garage for each unit on a vacant lot. Unit A1 will consist of 1,042 square feet with an attached 363 square foot two (2) car garage. Unit A2 will consist of 754 square feet with an attached 363 square foot two (2) car garage. The height of the structure will not exceed 25-feet above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,250 square feet and is designated as Two-Unit Residential in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project is not located within the exclusion area. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access exists to the west of the site at the end of Adams Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 29, 2010

Thomas Jakway
2372 Skyview Drive
Palm Springs, CA 92264

**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#: 5-10-177 **APPLICANT:** Jeff Stuban, Trustee of China Cove Trust

LOCATION: 2619 & 2623 Cove Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of two, single family residences and merger of the four underlying lots into a single lot. The proposed lot merger will merge the two adjacent parcels (comprised of two lots each) into one lot by removing the shared interior lot lines. Each of the four underlying lots to be merged together is 1800 square feet. The final merged lot will be 7200 square feet.

RATIONALE: The subject site fronts on Newport Harbor and is designated Single Unit Residential Detached in the certified City of Newport Beach Land Use Plan (LUP). Each of the two parcels (comprised to two lots each) contains a lot that is partially submerged. The proposed merger will result in a single lot able to be developed with one single residence. There is adequate developable area in the upland portion of the proposed lot such that any fill of submerged areas can be avoided. The proposed lot merger will decrease the allowable density and reduce the overall intensity of use of the site. The proposed lot merger has been approved by the City of Newport Beach (see Lot Merger No. LM2010-004/PA2010-095). The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 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

By: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

5-10-177 chncv dw 10.10 mv

CALIFORNIA COASTAL COMMISSION

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



September 27, 2010

Reyna Soriano
Department of Public Works
County of Los Angeles
900 S. Fremont Avenue
Alhambra, CA 91802-1460

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#: 5-10-183

APPLICANT: County of Los Angeles

LOCATION: Santa Monica Canyon channel, between Will Roger's State Beach and Short Street, Pacific Palisades, City of Los Angeles.

PROPOSED DEVELOPMENT: Replace existing low flow diverter with an inflating 4 foot high and 37 foot wide rubber dam approximately 600 feet upstream of the channel outlet at Will Roger's State Beach; and construction of an approximately 500 linear foot, 24 inch diversion pipe to divert flow flows to the existing sewer line. All work will be within the existing concrete-lined Santa Monica Canyon drainage channel.

RATIONALE: The proposed project will direct low flows during the dry season to the existing sewer system and ultimately to the Hyperion water treatment plant to improve water quality of Will Roger's State Beach and Santa Monica Bay. All work will be within the existing channel that is concrete-lined (bottom and sides). The proposed project will not have a significant impact on coastal views, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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


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



September 27, 2010

Ed Frias
2850 Ocean Park Boulevard, #315
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#: 5-10-186

APPLICANT: James Press

LOCATION: 319 Rees Street, Playa del Rey

PROPOSED DEVELOPMENT: Demolition of more than 50% of the existing single-family residence and construction of a 5,000 square foot, three-story, 34 foot high single-family residence, with basement and attached two car garage.

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-2010-1645-AIC from the City of Los Angeles Planning Department (6/15/10). 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 October 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

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



September 27, 2010

Merolo Abrera Jr.
2908 Nebraska Avenue
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#: 5-10-187

APPLICANT: Sina Mehdyadeh

LOCATION: 228 Marguerita Avenue, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residences and construction of a 30 foot high (above existing grade), 9,848 square foot single-family residence, with an attached two car garage, and swimming pool.

RATIONALE: The proposed project is located approximately ¼ mile from the beach and within a developed residential neighborhood, and is zoned R1((Single Family Residential). The project is consistent with the residential character of the surrounding area and is providing two on-site 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 October 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

Al J. Pádilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

Sept 30, 2010



Scot Martin, Architect
1736 Highland Dr.
Newport Beach, CA 92660

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

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

WAIVER#: 5-10-188-W

APPLICANT: Michael and Melinda Maffei

LOCATION: 1205 W Balboa Blvd, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing duplex and construction of a new 4,168 sq. ft., 29' high duplex.

RATIONALE: The subject lot is a 3,183 sq. ft. inland lot located one block from the beach designated as Residential Two Family in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2010049). The proposed development consists of demolition of the existing duplex, and construction of a new 29' high, 4168 square foot duplex. Runoff from the developed site will be directed to landscaped areas for on-site infiltration. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 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: _____
KARL SCHWING
Supervisor Regulation and Planning

CALIFORNIA COASTAL COMMISSION

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



September 27, 2010

Howard Laks Architects
1545 Twelfth Street
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#: 5-10-191

APPLICANT: 1012 Second Street LLC

LOCATION: 1012 Second Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of four of five residential units on a 7,511 square foot lot and construction of three unit condominium building, 44 foot high (above existing grade), and 8,421 square feet, with eight subterranean parking spaces. The remaining existing unit will be the fourth condominium unit.

RATIONALE: The proposed project is located approximately 1/4 mile from the beach and within a developed residential neighborhood, and is zoned R3(Medium Density Multiple Family). The project is consistent with the residential character of the surrounding area and is providing two on-site 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 October 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


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



September 27, 2010

Peri Muretta
3 Regala Drive
Mission Viejo, CA 92692

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 #: 5-10-194

APPLICANT: HOAG Memorial Hospital Presbyterian

LOCATION: 1 HOAG Drive, Newport Beach, County of Orange

PROPOSED DEVELOPMENT: Temporary placement of a 1,200 square foot, 15-foot high one-story trailer to be used as a temporary Tomotherapy treatment trailer until the existing treatment facilities located inside the HOAG Cancer Center (Lower Campus area) are replaced. The trailer will be installed on a graded pad that was created in conjunction with development of the retaining wall (CDP No. 5-93-253-A2) that is adjacent to the cancer center parking lot. No parking spaces will be impacted by the proposed project. In addition, the proposed project will also consist of: a concrete pad, an access ramp and walkway, security fencing, landscaping (consistent with landscaping requirements in CDP No. 5-93-253-A2), irrigation, temporary power, phone & data lines, a 15-foot high screen wall with deepened foundations, and a sidewalk. Grading will consist of approximately 50 cubic yards for recompaction, which will balance on site. The trailer will be required for approximately eighteen (18) months.

RATIONALE: The project site is the Hoag Memorial Hospital Presbyterian Campus which is approximately 20 acres in size and is located in the City of Newport Beach, County of Orange. The campus is divided into an Upper Campus and a Lower Campus (The proposed project will take place within the Lower Campus). The Upper Campus is not located within the Coastal Zone. However, while not located between the sea and the first public road, the Lower Campus is located within the Coastal Zone. The City of Newport Beach Land Use Plan (LUP) designates use of the site for Government, Educational, and Institutional Facilities and the proposed project adheres to this designation. The proposed project is the installation of a temporary Tomotherapy trailer until the existing treatment facilities located with the cancer center have been replaced. The subject site is located at the intersection of West Coast Highway and Newport Boulevard. Public access is provided via Coast Highway since it is a major beach access road and runs parallel to the coast throughout Orange County. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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PETER DOUGLAS
Executive Director
cc: Commissioners/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

September 30, 2010



George Brown
17212 Argo Circle
Huntington Beach, CA 92647

**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#: 5-10-195-W

APPLICANT: Mr. Scott Miller

LOCATION: 126 2nd St, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Substantial demolition and reconstruction of a single family residence resulting in a 2239 sq. ft., 24' high single family residence.

RATIONALE: The subject lot is a 2,380 sq. ft. inland lot located two blocks from the beach and designated as Single Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Hermosa Beach Planning Department. Proposed development would result in the removal and construction of at least 50% of the exterior walls of the structure; therefore the project constitutes demolition and reconstruction as opposed to remodel. 2 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards a trench drain and perforated pipe system for infiltration of runoff on-site. 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 **October 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

by: _____
TERESA HENRY
District Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 28, 2010

Kathy & Joe Wedmore
56 Riversea Road
Seal Beach, CA 90740

**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#: 5-10-196 **APPLICANT:** Kathy & Joe Wedmore

LOCATION: 56 Riversea Road (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing trailer and installation of a new 800 square foot one-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will not exceed 12-feet above existing 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 located between the first public road and the sea. The lot size is 1,368 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. 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 is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 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 req

PETER DOUGLAS
Executive Director


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 27, 2010

Rick Valte
City of Santa Monica
1437 4th Street, Ste. 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#: 5-10-201

APPLICANT: City of Santa Monica

LOCATION: Ocean Park Boulevard, between Neilson Way and Lincoln Boulevard, City of Santa Monica

PROPOSED DEVELOPMENT: Streetscape improvements including planting of new drought tolerant, non-invasive trees, construction of landscaped centerline medians, curb extensions and bike path delineations, implementation of storm water quality Best Management Practices such as parkway bioretention, permeable pavement, drywells, and underground infiltration cisterns. The existing street width will be maintained, as well as the sidewalks, and existing street parking.

RATIONALE: The proposed streetscape and water quality improvement project will reduce impervious street surface and allow runoff to be collected and infiltrate into the soil. All new vegetation will be drought tolerant and non-invasive plants. Traffic flow and parking will be maintained and will not be impacted. 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.

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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



September 27, 2010

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

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

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

WAIVER#: 5-10-208

APPLICANT: Southern California Gas Company

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

PROPOSED DEVELOPMENT: Upgrade a portion of the firewater system by adding approximately 640 linear feet, 8 to 12 inches in diameter, below grade, water pipeline to accommodate a new natural gas dehydration plant that was recently constructed, and to replace the existing Los Angeles County firewater hydrants that are no longer in use. The pipeline will be mainly located within the existing paved area of the facility.

RATIONALE: The proposed project is located within the paved circulation area of the facility and with minimal disturbance of bare soil (mainly ice plant covered soil). The proposed project involves trenching and is within the existing tank farm facility and will not have a significant visual impact from any public areas. Excavation and runoff will be controlled 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 October 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 requi

PETER DOUGLAS
Executive Director

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION **FILE COPY**

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

September 27, 2010



Dr. Joshua Burnam, Anchor QEA, L.P.
26300 La Alameda, #240
Mission Viejo, CA 92691

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: 5-10-209**APPLICANT:** City of Long Beach Dept. of Public Works**LOCATION:** 700 E. Shoreline Drive (Downtown Marina), City of Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Excavate and remove four non-functional underground storage tanks (USTs) and associated piping from the marina parking lot and jetty, and disassemble and remove six fuel dispensers and associated piping from a floating fuel dock. The excavation holes will be backfilled with clean soil and gravel, compacted, and resurfaced with asphalt. The tanks, pipes and any contaminated soil will be removed from the project site and disposed of at an approved hazardous materials facility as soon as possible after excavation and testing. Project duration: two-to-three weeks.

RATIONALE: The Shoreline Marina's fuel delivery system and fuel dock have been out of service since 2008. The proposed removal of the old fuel storage and delivery system is the first phase of the City's effort to build a new fueling facility with state-of-the-art environmental protections. The four USTs are clustered together in a paved parking area situated on State Tidelands that are administered by the City of Long Beach. The USTs and pipes should be removed as soon as possible because they represent a potential hazard to the environment. No discharges of any kind are proposed or approved. The implementation of rigorous Best Management Practices (BMPs) will prevent the discharge of pollutants into the water, including the use of temporary containment dikes constructed around the work area with sand bags and heavy duty plastic sheeting. The tanks and pipes will be cleaned at the site prior to removal using nitrogen, water, detergent and a vacuum truck. The City will conduct soil sampling during the proposed excavation and temporary stockpiling. Stockpiled soils will be covered with heavy duty plastic sheeting prior to removal. Replacement USTs and a new fuel delivery system are proposed to be installed in the future under a separate coastal development permit application. The proposed project is temporary and will not adversely affect public access to the shoreline or permanently displace any recreational activities. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **October 13, 2010 meeting in Oceanside** 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



September 27, 2010

Charles Ward
3333 Helms 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: 5-10-210

APPLICANTS: Katherine & Donald Mankin

LOCATION: 230 Market Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of two one-story single-family residences on a 2,850 square foot lot, and construction of a two-story, 26-foot high, 1,397 square-foot single-family residence. Parking is provided by an existing one-car garage and one uncovered stall.

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 #DIR2010-2564-VSO-MEL, 9/15/10) 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 (9/1/10). 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 one-car garage and one uncovered space, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (580 square feet of permeable area will be maintained on the 2,850 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 **October 13, 2010 meeting in Oceanside** 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



September 27, 2010

Barry Shaw & Associates, Inc.
11601 Wilshire Boulevard, Ste. 500
Los Angeles, CA 90025

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#: 5-10-215

APPLICANT: Grove Family Partnership

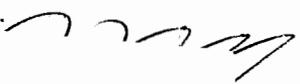
LOCATION: 660 El Medio Avenue, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of a single-family residence and garage.

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 and not on a coastal or canyon bluff. The applicant has received an Approval in Concept No. ZA-2010-2656 AIC from the City of Los Angeles Planning Department (8/24/10). The site is a flat lot and designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. 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.

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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



September 27, 2010

Javier Ordonez
13229 Van Ness Avenue
Gardena, CA 90249

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#: 5-10-216W

APPLICANT: Mr. Javier Ordonez

LOCATION: 385 W. 19th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a new 1,407 square foot, one story, 15 foot high, single-family residence with a detached two car garage.

RATIONALE: The proposed project is over .25 miles from the ocean (Port of Los Angeles' Main channel) and located in a residential neighborhood and is consistent with the character and scale of the area. The proposed project is not located between the first public road and the sea and 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 October 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


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

September 29, 2010



Swift Slip Dock & Pier Builders (Pete Swift)
2027 Placentia Avenue
Costa Mesa, CA 92627

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

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

WAIVER: 5-10-218

APPLICANT: Jack Anderson

LOCATION: 291 Bay Shore Avenue (Alamitos Bay), City of Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Remove two fingers from an existing four-slip residential boat dock, and install new floats in the same location using the existing piles.

RATIONALE: The proposed project is a repair of an existing residential boating facility with no adverse impacts to coastal access or coastal resources. The existing dock's size and configuration will not be changed. The proposed project is in Alamitos Bay, situated between the bay's vertical seawall and the City Pierhead Line. The dock is associated with an adjacent single-family residence and is for boating recreation purposes. Eelgrass beds will not be disturbed, as there is no bottom disturbance proposed or permitted. The proposed project has received an "Approval in Concept" stamp from the City of Long Beach Planning Department and the City of Long Beach Marine Bureau. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the certified City of Long Beach Local Coastal Program (LCP), and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **October 13, 2010 meeting in Oceanside** 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

**EMERGENCY PERMIT**

DATE: SEPTEMBER 14, 2010

EMERGENCY PERMIT: 5-10-161-G

APPLICANT: James Mahfood

LOCATION: Seaward of Apartment Unit No.'s 3 and 5, of apartment complex at 813 Buena Vista, San Clemente (Orange County)

EMERGENCY WORK PROPOSED:

Install eight (8) 30-inch diameter, 40 foot deep, vertical soldier piles immediately seaward of the apartment structure at or inland of the edge of a coastal bluff as shown on plans submitted 9/13/10 (attached), with wood lagging stacked in horizontal rows between the vertical soldier piles up to existing finished grade at the concrete slab/walkway at the top of bluff; and placement of backfill soils compacted behind the wood lagging up to the level of the existing concrete slab/walkway.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of upper bluff erosion caused by rain undermining the foundation of an existing apartment complex requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____

Title: District Manager

should be contoured in a non-linear manner designed to evoke natural bluff undulations.

- (b) Drainage plan prepared by an appropriately licensed professional. The plan should evaluate opportunities to correct any current deficiencies in the existing drainage system (including redirection of roof and surface runoff to an appropriate discharge location). Drainage shall be directed to the street, instead of toward the bluff, to the maximum extent feasible.
- (c) Plan for removal and appropriate disposal of debris.
- (d) Evaluation of opportunities for landscaping in rear yard for visual enhancement, consistent with geologic safety.

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

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

Enclosure: Acceptance Form

cc: Local Planning Department, File

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: September 30, 2010

EMERGENCY PERMIT: 5-10-200-G

APPLICANT: Orange County Sanitation District; Attn: James L. Burror Jr.

LOCATION: Santa Ana River West (Huntington Beach) & East Levees (Newport Beach), Newport Beach (Orange County)

EMERGENCY WORK PROPOSED:

Repair the East (Newport Beach) and West (Huntington Beach) Santa Ana River Levees that were damaged as a result of a microtunneling project (CDP No. 5-05-361) conducted underneath the Santa Ana River to install a new sewer line. The microtunneling project compromised the stability of the levees and resulted in settlement along the levees. Observed impacts to the levees include cracking along the bike paths along the river, ground settlements, and damaged portions of the rip rap slopes along the river.

The repair work (described in the applicant's submittal as Phase 1A only) will consist of in-situ mixing of soil with a cement and water mixture added ("soil mixing") in and near the settling zone as shown and discussed in the project description document submitted 9/29/10 (attached). The Phase 1A work areas are entirely within the level areas on the top of the two (2) levees. The East Levee repair area consists of an approximate 150-foot by 25-foot area. The West Levee repair area consists of an approximate 100-foot by 25-foot area. Construction on the East Levee will avoid the wetland area (Semeniuk Sough). Work will not take place within the Santa Ana River. Soil mixing will be accomplished with an auger-type mixer mounted on a rig, producing a column of mixed soil 3-feet in diameter to 9-feet in diameter. A series of these columns will be constructed overlapping each other and covering the construction area. It is anticipated that these cured soil/cement columns will prevent further settling. The soil mixing process will produce approximately 1,120 cubic yards of spoil to be transported outside of the Coastal Zone.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of settlement and destabilization of the levees caused by a defective microtunneling project could lead to levee failure resulting in flooding that would incapacitate the Orange County Sanitation District Sewage Treatment Facility (OCSD 2) located adjacent to the West Levee in Huntington Beach, damage the existing wetland (Semeniuk Slough), as well as damage businesses and residences adjacent to the East Levee in Newport Beach, thereby requiring immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: _____

Title: District Manager 0

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. As proposed by the applicant, the project anticipates the project to take approximately 6 weeks (42 days) to complete. Thus, the work authorized by this permit must be completed within 45 days of the date of this permit.
4. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
6. Within 1 year (365 days) of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 1 year 6 months of the date of this permit unless this deadline is extended or waived in writing by the Director for good cause.
7. Construction activities shall, to the maximum extent feasible, minimize or avoid significant adverse impacts on biological resources. A biological survey shall be completed prior to initiation of construction activities and shall provide recommendations for a biological monitor to be present during construction, if necessary. In addition, construction access to the East Levee site will take place

along an existing maintenance road within the Semeniuk Slough (previously used to access the site for the microtunneling project CDP 5-05-361) and construction access to the West Levee will be through the Orange County Sanitation District Sewage Treatment Facility (OCSD 2).

8. As proposed by the applicant to address water quality, the applicant shall comply with the use of silt fencing as a Best Management Practice to deal with sediment control for the proposed project.
9. As proposed by the applicant to address public access impacts, the applicant shall comply with the submitted traffic control plans and construction access and detour plans. Public access impacts shall be minimized. Bike lane/pedestrian trail (provided on top of the levees) closures and detours shall be managed by the applicant during implementation of the proposed emergency work in a manner that has the least effect upon public access to and along the coast. The duration of closures shall be minimized to the extent possible.
10. As proposed by the applicant to address any potential instability during the repair work and after completion of the repair work, the applicant shall comply with the submitted monitoring as discussed in their bid documents (Section 02448 Instrumentation and Monitoring and Scope of Work).

Condition number Six (6) requires that you obtain a follow-up regular Coastal Development Permit. If the property owner wishes to have the emergency work become permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly.

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

Enclosure: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department, File