

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

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

*For the**December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 15, 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 December 15, 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. 5-10-198-W Carol Ann Walker (Hermosa Beach, Los Angeles County)
2. 5-10-247-W Richard Unser & Jolene O'Hara (Hermosa Beach, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-10-226-W Hoag Memorial Hospital Presbyterian (Newport Beach, Orange County)
2. 5-10-228-W Beacon House Assoc (San Pedro, Los Angeles County)
3. 5-10-234-W Mr. John P. Edrich (Venice, Los Angeles County)
4. 5-10-241-W Mr. & Mrs. Fabio Oliner (Hermosa Beach, Los Angeles County)
5. 5-10-242-W Mr. & Mrs. Barry O'Neil (Newport Beach, Orange County)
6. 5-10-243-W Mr. Michael Howarth (Newport Beach, Orange County)
7. 5-10-246-W Tsengting John Gsieh & Jerri C. Liu (Newport Beach, Orange County)
8. 5-10-249-W Mr. Ruth I. Frazen (Seal Beach, Orange County)
9. 5-10-250-W 123 28th Str., Hb, A California Limited Liability Co., Attn: Mr. Mark Trotter, Member (Hermosa Beach, Los Angeles County)
10. 5-10-260-W 900 Buena Vista, Ltd (San Clemente, Orange County)
11. 5-10-264-W Mr. Jason Lustig (Seal Beach, Orange County)
12. 5-10-269-W Ddr Urban Lp, Attn: Mr. Jeff Miyaoka; Developer's Diversified Realty, Attn: Mr. Gregg Riker & Stan Hoffman (Long Beach, Los Angeles County)
13. 5-10-287-W City Of Long Beach, Attn: Mr. Eric Lopez (Long Beach, Los Angeles County)

EMERGENCY PERMITS

1. 5-10-257-G Carol Ann Walker (San Clemente, Orange County)

EXTENSION - IMMATERIAL

1. 5-90-789-E18 Boardwalk Sunset L L C, Attn: Gordon Freitas, Pacific Coast Management (Venice, Los Angeles County)

TOTAL OF 17 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>
5-10-198-W Carol Ann Walker	Addition of 500 square feet to an existing, nonconforming 560 sq. ft. single family residence resulting in a 1160 sq. ft. 29' high single family residence.	69 10th Court, Hermosa Beach (Los Angeles County)
5-10-247-W Richard Unser & Jolene O'Hara	Addition of 485 sq. ft. to an existing 1,749 sq. ft. residence.	50 16th Street, Hermosa Beach (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>
5-10-226-W Hoag Memorial Hospital Presbyterian	Installation of shade canopies for the Hoag Child Care Center for the safety of children as they play during hot, sunny days. These canopies will be located in the existing exterior play areas that are most frequently used by the children. There will be a total of eight (8) shade canopies, each with a height of approximately ten (10) feet. The sun shade canopies will range in size from eight (8) feet up to sixteen (16) feet by twenty-six (26) feet, with a total area of sixty-four (64) square feet to four hundred sixteen (416) square feet. The shade canopies will have footing foundations.	One Hoag Drive, Newport Beach (Orange County)
5-10-228-W Beacon House Assoc	Demolish a 1,183 square foot single-family residence and construct a new 1,304 square foot two story-family residence, with attached two-car garage; and convert three units of a 12-unit residential unit to one unit.	126-134 W. 10th Street, San Pedro (Los Angeles County)
5-10-234-W Mr. John P. Edrich	Convert an existing one-story duplex into a two-story, 21-foot high, 2,827 square foot single-family residence; and construct a detached three-story, 30-foot high (with a 35-foot high roof access structure), 1,922 square foot single-family residence (with a six car garage on the ground floor) on the rear portion of the 5,800 square foot lot.	653 & 653 1/2 Sunset Ave, Venice (Los Angeles County)
5-10-241-W Mr. & Mrs. Fabio Oliner	Demolition of existing single family residence, and construction of a new, 3,656 sq. ft., 30' high single family residence.	48 Fifth Street, Hermosa Beach (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-242-W Mr. & Mrs. Barry O'Neil</p>	<p>Demolition of existing single family residence, and construction of a new, 2,900 sq. ft. 29' high single family residence.</p>	<p>221 East Bay Front, Newport Beach (Orange County)</p>
<p>5-10-243-W Mr. Michael Howarth</p>	<p>Demolition of existing single family residence and construction of a new, 3,885 sq. ft., 27' high single family residence.</p>	<p>2461 Bay Shore Drive, Newport Beach (Orange County)</p>
<p>5-10-246-W Tsengting John Gsieh & Jerri C. Liu</p>	<p>Demolition of existing single family residence, and construction of a new 4,343 sq. ft., 29ft high single family residence.</p>	<p>1111 W. Balboa Blvd., Newport Beach (Orange County)</p>
<p>5-10-249-W Mr. Ruth I. Frazen</p>	<p>Removal of an existing trailer and installation of a new 765 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 10'-9 1/4" above existing grade. No grading is proposed. The new manufactured home will have a tie down foundation system. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>19 Cottonwood Ln, Seal Beach (Orange County)</p>
<p>5-10-250-W 123 28th Str., Hb, A California Limited Liability Co., Attn: Mr. Mark Trotter, Member</p>	<p>Demolition of existing single family residence, and construction of a new, 26 foot, 9 inch high, 4,180 sq. ft. single family residence.</p>	<p>123 28th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-10-260-W 900 Buena Vista, Ltd</p>	<p>Conversion of a duplex into a two unit condominium.</p>	<p>900 Buena Vista, San Clemente (Orange County)</p>
<p>5-10-264-W Mr. Jason Lustig</p>	<p>Demolition of an existing single-family residence and construction of a new 3,454 square foot two-story single-family residence with an attached two (2)-car garage. The maximum height of the structure will be 24'-4" feet above finished grade. Grading will consist of 21 cubic yards of fill. Drainage from the roof drains and surface drainages will be directed toward the street away from the adjacent Gum Grove Park.</p>	<p>945 Catalina Ave., Seal Beach (Orange County)</p>
<p>5-10-269-W Ddr Urban Lp, Attn: Mr. Jeff Miyaoka Developer's Diversified Realty Attn: Mr. Gregg Riker</p>	<p>Demolish the one-story, 10,000 square foot (approx.) commercial structure (Pike Building D2) on the northeast corner of Shoreline Drive and Aquarium Way, and construct a 15,000 square foot grade-level landscaped plaza (furnished with benches and tables) in its place.</p>	<p>Ne Corner Of Aquarium Way & Shoreline Drive, Long Beach (Los Angeles County)</p>

<p>5-10-287-W City Of Long Beach, Attn: Mr. Eric Lopez</p>	<p>Trimming and removal of non-native plants and trees, and ongoing maintenance of open space using machetes, weed whackers and chain saws. No herbicides will be used. No bird nests will be disturbed. All work will be supervised by a qualified biologist or wetland ecologist. All trimmings will be disposed of at an appropriate off-site location. Weed removal will take place outside of marsh bird nesting season, which is February 1 through August 31. Tree trimming and tree removal will take place outside of the breeding and nesting season of other bird species, which is January 1 through September 30.</p>	<p>City-owned property (Los Cerritos Wetlands) situated south of East Second Street and east of Shopkeeper Road, Long Beach (Los Angeles County)</p>
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REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-10-257-G Carol Ann Walker</p>	<p>Installation of 66 ft. long by 21 ft. high shotcrete retaining wall, on the seaward side of a bluff top home, from the edge of the existing 1950's era caissons to the northwest corner of the deck, and continuing to the northeast for 11 feet, as shown on attached plans submitted 10/11/10. All work shall occur on the applicant's property. Soil nails embedded beneath the house will be installed across the face of the proposed wall, in accordance with the plans and the soil nail analysis submitted 10/11/10. A 4 foot wide concrete drainage swale will be installed at the toe of the proposed wall. Installation of the components of the visual treatment which are structurally integral to the proposed shotcrete façade on the seaward face of the property is also proposed.</p>	<p>1203 Buena Vista, San Clemente (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-90-789-E18 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>

CALIFORNIA COASTAL COMMISSION

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



November 29, 2010

Bijan + Associates
Attn: Mohammad Gharavi
6399 Wilshire Blvd, Suite 105
Los Angeles, CA 90048

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#: 5-10-198 -W

APPLICANT: Reuben E Zadeh

LOCATION: 69 10th Ct, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Addition of 500 square feet to an existing, nonconforming 560 sq. ft. single family residence resulting in a 1160 sq. ft., 29' high single family residence.

RATIONALE: The subject lot is a 1,139 sq. ft. inland lot designated as medium density residential in the City's Certified Land Use Plan. The existing nonconforming residence was created as a result of a pre-coastal act lot split and conversion of a garage into a single family residence. The proposed project has been approved by the City of Hermosa Beach. The proposed development consists of addition and remodel of an existing single family residence. One parking space is provided 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 **December 15-17, 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
GARY TAMM /
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



11/29/2010

Srour + Associates
1001 Sixth St, Suite 110
Manhattan Beach, CA 90266

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#: 5-10-247-W

APPLICANT: Richard Unser + Jolene O'Hara

LOCATION: 50 16th St, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Addition of 485 sq. ft. to an existing 1,749 sq. ft. residence.

RATIONALE: The subject lot is a 2,839 sq. ft. inland lot designated as Medium Density in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Currently on the subject site there exists a duplex with a two story, 1,749 sq. ft. residence in front, and an 880 sq. ft. unit in the rear above a two-car garage. The proposed development consists of an addition of 485 square feet to the existing 1,749 sq. ft. front residence, resulting in a 2,234 sq. ft. residence. Runoff is directed towards pavers and landscaped areas for on-site infiltration. Two parking spaces are provided 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 **December 15-17, 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
GARY TIMM
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 29, 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 #: 5-10-226

APPLICANT: HOAG Memorial Hospital Presbyterian

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

PROPOSED DEVELOPMENT: Installation of shade canopies for the Hoag Child Care Center for the safety of children as they play during hot, sunny days. These canopies will be located in the existing exterior play areas that are most frequently used by the children. There will be a total of eight (8) shade canopies, each with a height of approximately ten (10) feet. The sun shade canopies will range in size from eight (8) feet by eight (8) feet up to sixteen (16) feet by twenty-six (26) feet, with a total area of sixty-four (64) square feet to four hundred sixteen (416) square feet. The shade canopies will have footing foundations.

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 shade canopies for the Hoag Child Care Center. 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.

This waiver will not become effective until reported to the Commission at their December 15-17, 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

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



November 30, 2010

William James
415 W. Ninth Street
San Pedro, CA 90731

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#: 5-10-228W

APPLICANT: Beacon House Assoc.

LOCATION: 126-134 W. 10th Street, San Pedro

PROPOSED DEVELOPMENT: Demolish a 1,183 square foot single-family residence and construct a new 1,304 square foot two story single-family residence, with attached two-car garage; and convert three units of a 12-unit residential unit to one unit.

RATIONALE: The proposed project is inland of the first public road paralleling the sea and within a residential neighborhood. The site is developed with a 12- unit multiple-family building and a separate residential unit. The proposed project will reduce the total number of units from 12 units to 8 units and will provide two parking spaces for the reconstructed unit. The height of the reconstructed unit will be 21 feet. The certified LUP allows a building height of 26 feet. 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 December 15-17, 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



November 30, 2010

John P. Edrich
653 ½ Sunset Avenue
Venice, CA 90291

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

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

WAIVER: 5-10-234**APPLICANT:** John P. Edrich**LOCATION:** 653 & 653 ½ Sunset Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing one-story duplex into a two-story, 21-foot high, 2,827 square foot single-family residence; and construct a detached three-story, 30-foot high (with a 35-foot high roof access structure), 1,922 square foot single-family residence (with a six car garage on the ground floor) on the rear portion of the 5,800 square foot lot.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2010-2724, 10/1/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two single-family residences on the lot conform to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice (a small roof access structure is permitted to exceed the height limit). The proposed six-car garage will provide an adequate parking supply for the two single-family residences. All parking is accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 2,200 square feet of permeable landscaped 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 **December 15, 2010 meeting in San Francisco** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



11/29/2010

DG Building Design
Attn: Dustin Gregg or Amir Aatari
1301 Manhattan Ave, Suite A
Hermosa Beach, CA 90254

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- 241 -W

APPLICANT: Fabio Oliner

LOCATION: 48 5th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new, 3,656 sq. ft., 30' high single family residence

RATIONALE: The subject lot is a 2,846 sq. ft. inland lot designated as high-density residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The proposed development consists of demolition of the existing single family residence, and construction of a new, 3,656 sq. ft. single family residence. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards trench drains and filtered catch basins for on-site infiltration. 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 **December 15-17, 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: _____
GARY TIMM
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



11/29/2010

Ian J.N. Harrison
3535 E Coast Hwy, #301
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-10-242-W

APPLICANT: Barry and Ann O'Neil

LOCATION: 221 E Bay Front, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new, 2900 sq. ft., 29' high single family residence.

RATIONALE: The subject lot is a 2550 sq. ft. bayfront lot designated as Two-Family Residential in the City's Certified Land Use Plan. A public walkway stands between the bulkhead and the structure and no work is proposed on the bulkhead. The proposed project has been approved in concept by the City of Newport Beach. The proposed development consists of demolition of the existing single family residence, and construction of a new 3 story single family residence. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. BMPs including use of sandbags are proposed during construction. Runoff during the life of the project will be directed towards perforated pipe and French drain prior to discharge to the city's storm drain system for on-site infiltration. 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 **December 15-17, 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

CALIFORNIA COASTAL COMMISSION

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



11/29/2010

Christopher Brandon
930 6th Street
Hermosa Beach, CA 90254

**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- 243 -W

APPLICANT: Michael Howarth

LOCATION: 2461 Bayshore Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new, 3,885 sq. ft., 27' high single family residence

RATIONALE: The subject lot is a 4000 sq. ft. inland lot designated as Single Unit Residential in the City's Certified Land Use Plan. Although an inland lot, it is located between the first public road (Coast Highway) and the sea because the subject site is located in the locked gate community of Bayshores. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed project has been approved in concept by the City of Newport Beach. The proposed development consists of demolition of the existing single family residence, and construction of a new, 3,885 square foot, two story single family residence. Roof runoff is directed towards open-bottom drainboxes for on-site infiltration. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per 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 **December 15-17, 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

CALIFORNIA COASTAL COMMISSION

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



11/29/2010

Andrew Goetz
2855 E Coast Highway, #234
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-10- 246 -W**APPLICANT: Tsengting John Hsieh and Jerri C. Liu****LOCATION: 1111 W Balboa Blvd, Newport Beach, Orange County****PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new 4,343 sq. ft., 29' high single family residence.**

RATIONALE: The subject lot is a 3,152 sq. ft. inland lot designated as Two-Family Residential in the City's Certified Land Use Plan. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. The proposed project has been approved in concept by the City of Newport Beach. The proposed development consists of construction of a new, 3 story single family residence. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff from the proposed residence will be directed to bottomless trench drains, bottomless catch basins, and perforated pipes for on-site infiltration of runoff. Public coastal access to the beach is available nearby at the end of 11th Street. 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 **December 15-17, 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

CALIFORNIA COASTAL COMMISSION

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



November 29, 2010

Coastline Construction & Awning Company
Attn: Paul Almquist
5742 Research Road
Huntington Beach, CA 92649

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#: 5-10-249 **APPLICANT:** Ruth I. Frazen

LOCATION: 19 Cottonwood Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing trailer and installation of a new 765 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 10'-9 1/4" above existing grade. No grading is proposed. The new manufactured home will have a tie down foundation system. 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 approximately 1,350 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 1/2 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 December 15-17, 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 require

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



11/29/2010

Srour + Associates
1001 6th St, Suite 110
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- 250-W

APPLICANT: 123 28th St HB, LLC

LOCATION: 123 28th St, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new, 26'9" high, 4180 sq. ft. single family residence.

RATIONALE: The subject lot is a 2475 sq. ft. inland lot designated as high density residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The proposed development consists of demolition of the existing single family residence and construction of a new single family residence. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable concrete, gravel and landscaped areas for on-site infiltration. 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 **Dec. 15-17, 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: _____
GARY TWIM
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



12/6/2010

Joseph Bulwa
17 Pinewood
Irvine, CA 92604

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- 260 -W**APPLICANT: 900 Buena Vista Ltd****LOCATION: 900 Buena Vista, San Clemente, Orange County****PROPOSED DEVELOPMENT: Conversion of a duplex into a two unit condominium**

RATIONALE: The subject lot is a 4,732 sq. ft. inland lot designated as Residential Medium in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of San Clemente. The proposed development consists of conversion of a 4328 sq. ft. duplex into a two unit condominium. The duplex, authorized by Permit Waiver 5-09-213, is currently under construction. The proposed development does not include demolition or construction. Eight parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per 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 **December 15-17, 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

CALIFORNIA COASTAL COMMISSION

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



November 29, 2010

Jason Lustiq
945 Catalina Avenue
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#: 5-10-264 **APPLICANT:** Jason Lustiq

LOCATION: 945 Crestview Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 3,454 square foot two-story single-family residence with an attached two (2)-car garage. The maximum height of the structure will be 24'-4" feet above finished grade. Grading will consist of 21 cubic yards of fill. Drainage from the roof drains and surface drainages will be directed toward the street away from the adjacent Gum Grove Park.

RATIONALE: The subject site is located on a lot adjacent to the City's Gum Grove Park located between the first public road and the sea. The lot size is approximately 5,325 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The submitted application stated that the project consisted of remodel and addition. However, the proposed project actually consists of more than 50% demolition of the existing structure and therefore is considered new development instead. No construction activity or staging of construction activity will take place North of the project site where Gum Grove Park is located. Such activity would interfere with public access, biological resources and other coastal resources. The proposed development conforms to City setback requirements and provides adequate parking based upon the Commission's standard of two (2) parking spaces per unit. Public access is available at Gum Grove Park. 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 December 15-17, 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
Long Beach, CA 90802-4302
(562) 590-5071



November 30, 2010

Jeff Miyaoka, General Manager
95 S. Pine Avenue
Long Beach, CA 90802

**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: 5-10-269

APPLICANT: DDR Urban LP

LOCATION: 122 Bay Street, City of Long Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolish the one-story, 10,000 square foot (approx.) commercial structure (Pike Building "D2") on the northeast corner of Shoreline Drive and Aquarium Way, and construct a 15,000 square foot grade-level landscaped plaza (furnished with benches and tables) in its place.

RATIONALE: The proposed development is on State Tidelands in the Downtown Shoreline area of Long Beach. The project is entirely landward of Shoreline Drive, the first public road inland of Rainbow Harbor. The removal of the vacant commercial structure will open up views toward Rainbow Harbor from the interior of the Pike commercial-entertainment complex. The proposed project, which has been reviewed and approved by the City of Long Beach Department of Development Services, will also provide additional open space for public recreation. Therefore, the proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project is compatible with the character of the surrounding pattern of commercial development. The proposed project will have no negative effects on visual resources or coastal access and is consistent with Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

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

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



November 30, 2010

City of Long Beach - Community Development Dept.
Attn: Eric Lopez, Property Services Bureau
333 W. Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

**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: 5-10-287

APPLICANT: City of Long Beach

LOCATION: City-owned property (Los Cerritos Wetlands) situated south of East Second Street and east of Shopkeeper Road, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Trimming and removal of non-native plants and trees, and ongoing maintenance of open space using machetes, weed whackers and chain saws. No herbicides will be used. No bird nests will be disturbed. All work will be supervised by a qualified biologist or wetland ecologist. All trimmings will be disposed of at an appropriate off-site location. Weed removal will take place outside of marsh bird nesting season, which is February 1 through August 31. Tree trimming and tree removal will take place outside of the breeding and nesting season of other bird species, which is January 1 through September 30.

RATIONALE: The proposed weed control and property maintenance project is located on City-owned property (33 acres) in the Los Cerritos Wetlands area in southeast Long Beach. The project site is an active oil production site with several active wells and homeless encampments. City crews, under the supervision of a qualified biologist or wetland ecologist, will remove myoporum, oleanders, cajepu trees, pampas grass and other exotic weeds while leaving the native plants and trees undisturbed. Large palms in the area will be trimmed up to twelve feet from the ground, and smaller palms will be removed. The proposed project will discourage the establishment of encampments, reduce fire hazard, benefit native vegetation, and enhance natural habitat in this sensitive open space area. The proposed project will not adversely affect public access, recreation or visual resources. The proposed 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 for the area.

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

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**REVISED EMERGENCY PERMIT**

DATE: NOVEMBER 30, 2010
EMERGENCY PERMIT: 5-10-257-G
APPLICANT: Carol Ann Walker
LOCATION: 1203 Buena Vista, San Clemente (Orange County)

EMERGENCY WORK PROPOSED:

Installation of 66 ft. long by 21 ft. high shotcrete retaining wall, on the seaward side of a bluff top home, from the edge of the existing 1950's era caissons to the northwest corner of the deck, and continuing to the northeast for 11 feet, as shown on attached plans submitted 11/23/10. All work shall occur on the applicant's property. Soil nails embedded beneath the house will be installed across the face of the proposed wall, in accordance with the plans and the soil nail analysis submitted 11/19/10. A 4 foot wide concrete drainage swale will be installed at the toe of the proposed wall. Installation of the components of the visual treatment which are structurally integral to the proposed shotcrete façade on the seaward face of the property is also proposed.

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 erosion undermining the foundation of a bluff top home caused by the collapse of a portion of a shotcrete retaining wall 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

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 45 days of the date of this permit. This time limit may be extended, with good cause, upon written approval of the executive director.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. All necessary best management practices to control runoff and erosion during construction shall be implemented.
8. No construction for the visual treatment required by the City or for the visual treatment for the proposed shotcrete façade is authorized by this emergency permit, except for those portions of the treatment that are structurally integral and related to the proposed shotcrete wall and must be installed concurrent with its construction. Approval of all supplementary visual treatment including for the existing caissons and proposed retaining wall must be sought through the follow-up permit, and implemented as approved by the Commission.
9. In conjunction with the application for a follow-up permit, the permittee shall provide the following:
 - (a) A plan detailing the additional steps required to reduce visual impacts of the proposed shotcrete wall and the steps required to comply with all applicable City requirements for visual treatment. The plan should demonstrate that all exposed surfaces of the retaining structure approved by this emergency permit are faced with a sculpted concrete surface that mimics natural undulating bluff landforms in the vicinity in terms of integral mottled color, texture, and undulation. Any protruding concrete elements (e.g., corners, edges, etc.) should be contoured in a non-linear manner designed to evoke natural bluff undulations. The plan should include a visual simulation of the proposed visual treatment.
 - (b) Drainage plan prepared by an appropriately licensed professional. The plan should evaluate opportunities to correct any current deficiencies in the existing drainage system. Drainage shall be directed to the street, instead of toward the bluff, to the maximum extent feasible.

- (c) Plan for hand removal and appropriate disposal of construction debris and failed portions of the shotcrete wall.
- (d) A slope stability analysis analyzing the support provided by the soil nails and the upper cement wall, and a determination of whether additional support measures will be required.

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



December 7, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given **Boardwalk Sunset, LLC** has applied for a one year extension of granted by the California Coastal Commission 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