

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

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

For the

April Meeting of the California Coastal Commission

MEMORANDUM

Date: April 16, 2010

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast District Senior Deputy Director
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 April 16, 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.

DE MINIMIS WAIVERS

1. 5-10-043-W Bernard And Lauren Welsch (Venice, Los Angeles County)
2. 5-10-059-W County Of Los Angeles, Dept. Of Beaches And Harbors, Attn: Mr. Paul Wong (Marina Del Rey, Los Angeles County)
3. 5-10-064-W Cheyann Benedict (Santa Monica, Los Angeles County)
4. 5-10-066-W Mr. Ronald Kolodziej (Santa Monica, Los Angeles County)
5. 5-10-081-W City Of Los Angeles- Los Angeles World Airports, Attn: Christine Salvaggio (Los Angeles, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-05-245-A1 Portofino Hotel Partners,Lp, Attn: Ms. Alicia Calhoun (Redondo Beach, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-07-419-E1 Hermosa Seaside Development Corporation, Attn: Farhad Esfahani (Hermosa Beach, Los Angeles County)

TOTAL OF 7 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-043-W Bernard And Lauren Welsch	Demolition of a detached one-car garage on a 5,204 square foot lot with an existing one-story, 902 square foot single family residence, and construction of a three-story, thirty-foot high (with 34-foot high roof access structure), 2,685 square foot detached single-family residence with a five-car garage on the ground floor.	666 E. San Juan Ave., Venice (Los Angeles County)
5-10-059-W County Of Los Angeles, Dept. Of Beaches And Harbors, Attn: Mr. Paul Wong	Replace dilapidated concrete boat docks and plastic floats (32 slips) and replace with same number, size and type. The County will continually monitor (quarterly) the structural integrity of the dock float system, including the docks, through their ongoing inspection program.	13589 Mindanao Way, Marina Del Rey (Los Angeles County)
5-10-064-W Cheyann Benedict	Demolition of a 2,819 square foot duplex and construction of a 29-11 high (above existing grade), 2,167 square foot single-family residence, with two on-site parking spaces.	152 Hart Avenue, Santa Monica (Los Angeles County)
5-10-066-W Mr. Ronald Kolodziej	Demolition of three single-family residences and construction of a 23 foot high (above existing grade), 5,430 square foot single-family residence, with three on-site parking spaces.	2623 Fifth Street, Santa Monica (Los Angeles County)
5-10-081-W City Of Los Angeles- Los Angeles World Airports, Attn: Christine Salvaggio	Installation of a new temporary traffic signal on Pershing Drive, including controller box, interconnect cable, overhead traffic signal system, creation of a left turn pocket for southbound vehicles on Pershing Drive, and widening of an existing driveway on the east side of Pershing Drive.	Pershing Drive, Los Angeles (Los Angeles County)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-245-A1 Portofino Hotel Partners, I.p, Attn: Ms. Alicia Calhoun	Provide direct ADA access from parking space to conference center entry; enhance landscape around conference center entry with non-invasive drought tolerant plants and create a functioning lawn area outside conference center and; relocation of 12 parking spots, including transformation of one single parking spot to tandem parking.	260-270 Portofino Way (King Harbor), Redondo Beach (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-419-E1 Hermosa Seaside Development Corporation, Attn: Farhad Esfahani	Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30- foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.	906 And 910 Hermosa Avenue, Hermosa Beach (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



March 24, 2010

David Reddy & Miguel Sanmiguel, R&D Architects
P.O. Box 2219
Venice, CA 90294-2219

**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: 5-10-043

APPLICANTS: Bernard & Lauren Welsch

LOCATION: 666 San Juan Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage on a 5,204 square foot lot with an existing one-story, 902 square foot single family residence, and construction of a three-story, thirty-foot high (with 34-foot high roof access structure), 2,685 square foot detached single-family residence with a five-car garage on the ground floor.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2010-394-VSO-MEL, 2/18/10) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The resulting two detached single family residences conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. Adequate on-site parking is provided: 5 spaces accessed from the rear alley (San Juan Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,100 square feet of permeable landscaped area will be maintained on the 5,204 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 **April 16, 2010 meeting in Ventura** 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



March 29, 2010

County of Los Angeles
Department of Beaches & Harbors
13483 Fiji Way, #3
Marina del Rey, CA 90292

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#: 5-10-059

APPLICANT: County of Los Angeles, Department of Beaches & Harbors

LOCATION: 13589 Mindanao Way, Marina del Rey

PROPOSED DEVELOPMENT: Replace dilapidated concrete boat docks and plastic floats (32 slips) and replace with same number, size and type. The County will continually monitor (quarterly) the structural integrity of the dock float system, including the docks, through their ongoing inspection program.

RATIONALE: The proposed project will involve replacement of existing docks and floats. All construction work will be done outside of the water, with the new floats and docks floated into place for attachment to existing piles. Based on past studies and a field check there is no eel grass or caulerpa in the area. The County will ensure maintenance of the docks. 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 April 14-16, 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

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Long Beach, CA 90802-4302
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March 29, 2010

Padraic Cassidy
1003 Diamond Avenue #201
South Pasadena, CA 91030

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#: 5-10-064

APPLICANT: Cheyann Benedict

LOCATION: 152 Hart Avenue, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a 2,819 square foot duplex and construction of a 29'-11" high (above existing grade), 2,167 square foot single-family residence, with two on-site parking spaces.

RATIONALE: The proposed project is located approximately 700 feet from the beach and within a developed residential neighborhood, and is zoned R2R (Low Density). 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 April 14-16, 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

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March 29, 2010

Gregory H. Ginter
515 Marine 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#: 5-10-066

APPLICANT: Ronald Kolodziej

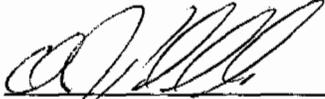
LOCATION: 2623 Fifth Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of three single-family residences and construction of a 23 foot high (above existing grade), 5,430 square foot single-family residence, with three on-site parking spaces.

RATIONALE: The proposed project is located approximately ½ mile from the beach and within a developed residential neighborhood, and is zoned OP2 (Ocean Park Low Multiple Family). The project is consistent with the residential character of the surrounding area and is providing three 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 April 14-16, 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

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April 5, 2010

Camp Dresser & McKee Inc.
111 Academy, Suite 150
Irvine, CA 92617

**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#: 5-10-081-W

APPLICANT: City of Los Angeles, LAWA

LOCATION: Pershing Drive, approximately 1,900 feet south of World Way West, Los Angeles

PROPOSED DEVELOPMENT: Installation of a new temporary traffic signal on Pershing Drive, including controller box, interconnect cable, overhead traffic signal system, creation of a left turn pocket for southbound vehicles on Pershing Drive, and widening of an existing driveway on the east side of Pershing Drive.

RATIONALE: The proposed development is within the existing street right-of-way and will add a temporary (approximately 5 ½ years) signal light at an existing construction/maintenance site at the LAX property to improve traffic safety during the construction period. 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 April 14-16, 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:

A handwritten signature in black ink, appearing to read "Al J. Padilla", written over a horizontal line.

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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5-05-245-A1

**CORRECTED
NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: March 24, 2010

SUBJECT: Permit No. **5-05-245** granted to **Portofino Hotel Partners, Lp** to:

Renovate an existing 163-room waterfront hotel, reconfigure the access road and surface parking lot, and reconstruct an existing marina (reducing the number of slips from 232 to 180). At least 66 slips would be less than thirty feet in length.

PROJECT SITE: 260-270 Portofino Way, King Harbor Mole C, City of Redondo Beach, Los Angeles County.

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

Provide direct ADA access from parking space to conference center entry; enhance landscape around conference center entry with non-invasive drought tolerant plants and create a functioning lawn area outside conference center and; relocation of 12 parking spots, including transformation of one single parking spot to tandem parking.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed new ADA access ramp, the enhancement of landscaping, creation of a new raised lawn surface, and relocation of 12 parking spots are consistent with the previously approved permit 5-05-245 Special Conditions. The project has received an approval in concept from the City of Redondo Beach (3/11/10). The proposed development will not have cumulative or individual impacts on the public parking supply due to parking management plans previously approved under permit 5-05-245. Changes in landscaping include only non-invasive, drought tolerant plants. Therefore the project as proposed will not adversely impact public access and is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact John Del Arroz at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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(5-07-419-E1)

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

April 5, 2010

Notice is hereby given that **910 Hermosa Avenue Development, LLC, attn: Farhad Esfahani** has applied for a one-year extension of Coastal Development Permit **5-07-419**, as amended, granted by the California Coastal Commission on **April 10, 2008** for:

Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.

At: 906 and 910 Hermosa Ave, Hermosa Beach, County of Los Angeles

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: John Del Arroz
Coastal Program Analyst