

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT

200 Oceangate, 10th Floor

LONG BEACH, CA 90802-4416

(562) 590-5071 FAX (562) 590-5084

www.coastal.ca.gov**W18/F6****SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the****March Meeting of the California Coastal Commission***

MEMORANDUM

Date: June 9 & June 11, 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 **June 9 & June 11**, 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. 5-10-017-W Mr. Robert Beauchamp (San Clemente, Orange County)
2. 5-10-053-W Stephen Niednagel (Laguna Beach, Orange County)
3. 5-10-104-W David & Kathy Frazer (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-10-038-W Mr. Jim Isaacs (Newport Beach, Orange County)
2. 5-10-056-W Irwin & Clarann Goldring (Newport Beach, Orange County)
3. 5-10-057-W Waterpointe Homes, Llc (Newport Beach, Orange County)
4. 5-10-070-W Daniel Burke (Wilmington, Los Angeles County)
5. 5-10-072-W John Russell (Playa Del Rey, Los Angeles County)
6. 5-10-077-W Budimer Matek (San Pedro, Los Angeles County)
7. 5-10-078-W Paul Lupo (Hermosa Beach, Los Angeles County)
8. 5-10-083-W John B. Abell & Carol Helou (Newport Beach, Orange County)
9. 5-10-084-W Mr. Rick Taylor (Newport Beach, Orange County)
10. 5-10-086-W T-Mobile West Corp., Attn: Mr. Joe Thompson (San Clemente, Orange County)
11. 5-10-090-W Robert & Kathleen Jones (Hermosa Beach, Los Angeles County)
12. 5-10-091-W Steve & Sue Silk (Newport Beach, Orange County)
13. 5-10-094-W Mr. & Mrs. John Choi (Pacific Palisades, Los Angeles County)
14. 5-10-096-W Michael Cereseto & Kalley Aman (Venice, Los Angeles County)
15. 5-10-101-W Mr. & Mrs. Joseph Deacon (San Clemente, Orange County)
16. 5-10-108-W Santa Catalina Island Company (Santa Catalina Island, Los Angeles County)
17. 5-10-112-W City Of San Clemente, Attn: David Rebensdorf (San Clemente, Orange County)

IMMATERIAL AMENDMENTS

1. 5-09-106-a1 Richard Livoni Second Family Limited Partnership (Newport Beach, Orange County)

TOTAL OF 21 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>
5-10-017-W Mr. Robert Beauchamp	Remodel of an existing single-story, 14-foot tall, 2,500 sq. ft. single-family residence with attached 609 sq. ft. 2-car garage including a 115 sq. ft. addition within an interior courtyard/atrium, replacement of doors and windows, replacement of stucco façade, new metal roof, front courtyard entry improvements, minimal planter landscaping within center courtyard; and no new foundation or drainage improvements. The maximum height of the residential structure will be 14 feet measured from the centerline of the frontage road. No work is proposed on the bluff side concrete patio, existing bluff fence, or landscaping/vegetation removal on the bluff face.	4006 Calle Ariana, San Clemente (Orange County)
5-10-053-W Stephen Niednagel	Subterranean addition of a 1039 sq. ft. room and covered patio, and reconstruction of existing 1st floor patio.	13 S. Callecita, Laguna Beach (Orange County)
5-10-104-W David & Kathy Frazer	Remodel and Addition to 1st and 2nd floor of existing single family residence and construction of a new 3rd story, a new 2 car garage, and new concrete block walls.	320 Island Avenue, Newport Beach (Orange 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>
5-10-038-W Mr. Jim Isaacs	Demolition of existing 1 story 1350 sq. ft. duplex, and construction of a 25'6" high, 2 floor with roof deck, 2787 sq ft single family residence. Two (2) parking spaces are provided on site.	201 E. Bay Ave, Newport Beach (Orange County)
5-10-056-W Irwin & Clarann Goldring	Demolition of existing two story single family residence and construction of a new three story, 29'6", 2100 sq. ft. single family residence with two roof decks and a two car garage.	309 Lindo Ave, Newport Beach (Orange County)
5-10-057-W Waterpointe Homes, Llc	Demolition of existing 1 story single family residence and construction of a 29' high, 3 floor, 2714 sq. ft. single family residence. Two (2) parking spaces are provided on site.	318 Diamond Ave, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-070-W Daniel Burke</p>	<p>Demolish 3,440 square feet of existing structures and convert site a paved truck parking lot with perimeter chain link fencing, lighting and landscaping with California native and drought tolerant vegetation.</p>	<p>412 W. Harry Bridges Blvd., Wilmington (Los Angeles County)</p>
<p>5-10-072-W John Russell</p>	<p>Convert an existing 1,847 square foot duplex to a single-family residence.</p>	<p>6517 & 6519 Pacific Ave, Playa Del Rey (Los Angeles County)</p>
<p>5-10-077-W Budimer Matek</p>	<p>Convert a recreation room of an existing 34 unit residential apartment building into two residential rental units for a total of 36 units and provide four additional on-site parking spaces for a total of 38 spaces.</p>	<p>4034 S. Pacific Avenue, San Pedro (Los Angeles County)</p>
<p>5-10-078-W Paul Lupo</p>	<p>Demolition of existing duplex and construction of a 28' 10" high, 3 floor plus roof deck, 4514 sq. ft. building containing two attached condominium units. Seven (7) parking spaces are provided on site.</p>	<p>171-173 Lyndon St., Hermosa Beach (Los Angeles County)</p>
<p>5-10-083-W John B. Abell & Carol Helou</p>	<p>Parcel map to subdivide one 7,053 square foot parcel into two parcels. Parcel 1 will be 3,553 square feet and Parcel 2 will be 3500 square feet. Each of the proposed new lots would consist of one of the original underlying lots and an equal portion of Lot M (previously tied to the existing and underlying lots). Each of the proposed new lots would be approximately 35 feet wide by 100 feet deep. Also proposed is the demolition of the existing structures at the site including a two story, single family residence which crosses the proposed lot line, an existing garage, a storage building and a patio area.</p>	<p>2222 Channel Road, Newport Beach (Orange County)</p>
<p>5-10-084-W Mr. Rick Taylor</p>	<p>Demolition of existing single family residence, and construction of a new 4070 sq. ft., 29' high single family residence and 732 sq. ft. garage. Bulkhead repair work includes installation of new deadman and tie-rods. Three (3) parking spaces are provided on site.</p>	<p>2130 Balboa Blvd. East, Newport Beach (Orange County)</p>
<p>5-10-086-W T-Mobile West Corp., Attn: Mr. Joe Thompson</p>	<p>Removal of an existing 70' tall, 12" diameter light standard pole and replacement with a new 79' tall, 18" diameter light standard pole/telecommunications antenna with a 24" radome at the top of the pole with six panel antennas and two gps antennas in a new location approximately 10-feet to the northwest of the original location; construction of an underground vault with radio/cellular equipment and minor retaining wall; landscaping improvements and new sidewalk adjacent to a baseball field near the intersection of Calle Valle and the entrance to the parking lot to the Boys & Girls Club at Bonito Park, a municipal park.</p>	<p>1304 Calle Valle, San Clemente (Orange County)</p>
<p>5-10-090-W Robert & Kathleen Jones</p>	<p>Demolition of an existing vacant duplex. Construction of a 30' high three story single family residence w/3516 sf living area, enclosed parking, two adjacent spaces.</p>	<p>1309 Loma Drive, Hermosa Beach (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-091-W Steve & Sue Silk</p>	<p>Demolition of existing two story single family residence and construction of a new three story, 29' high, 2900 sq. ft. single family residence. 275 cu. yds. of grading will be balanced on site. New concrete block walls will be constructed along side property lines. Two parking spaces are provided on site.</p>	<p>1800 South Bay Front, Balboa Island, Newport Beach (Orange County)</p>
<p>5-10-094-W Mr. & Mrs. John Choi</p>	<p>Demolition of a single-family residence and fill existing pool and construction of a 9,948 square foot, two-story, 30 foot high, single-family residence with basement, attached 693 square foot garage, swimming pool, 9 foot high rear and side yard retaining walls, and approximately 2,100 cubic yards of grading.</p>	<p>15035 West Altata Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-10-096-W Michael Cereseto & Kalley Aman</p>	<p>Demolition of a one-story, 941 square-foot single-family residence on a 3,603 square foot lot, and construction of a two-story, 25-foot high, 2,175 square-foot single-family residence with a 225 square foot garage and a two-stall carport.</p>	<p>2424 Clement Ave, Venice (Los Angeles County)</p>
<p>5-10-101-W Mr. & Mrs. Joseph Deacon</p>	<p>Conversion of 2 unit duplex to a two unit condominium. Four parking spaces are provided on site.</p>	<p>2487 S. Ola Vista, Unit A & B, San Clemente (Orange County)</p>
<p>5-10-108-W Santa Catalina Island Company</p>	<p>Attach a 6'x 8' float extension to the existing Isthmus Cove Pier dinghy docks for boater loading and unloading. No new piles will be installed and no eelgrass or bottom habitat will be disturbed as the new float will be secured by the existing docks. The proposed development is seasonal: June through September only.</p>	<p>Isthmus Cove Pier at Two Harbors, Santa Catalina Island (Los Angeles County)</p>
<p>5-10-112-W City Of San Clemente, Attn: David Rebensdorf</p>	<p>Expansion of existing City Water Reclamation Plant including construction of a new filter structures with aluminum mix tanks and tertiary filter cells, new chlorine contact basin, replacement of disinfection system to include a new 6,000-gallon storage tank, replacement and installation of new pumps, upgrade of electrical and control equipment; and a new recycled water 6-inch diameter pipeline to San Gorgonio Park for irrigation from the park entrance following r-o-w along Via San Gorgonio to the intersection with Avenida Vaquero. Ornamental landscaping will be removed within the WRP for the installation of new equipment. Grading or landscaping is not proposed.</p>	<p>380 Avenida Pico, 2916 Via San Gorgonio, San Clemente (Orange County)</p>

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>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-106-a1 Richard Livoni Second Family Limited Partnership</p>	<p>Remove existing unpermitted retaining walls and beach access stairway from bluff face, regrade lower bluff to natural contours, extend the existing upper and lower deck, add a new caisson-supported deck with an enclosed bathroom, beach storage room, crawl space area, mechanical vault, a residential elevator connecting the new development to the two levels of the existing residence above, and construct new at grade pathway from new deck to beach. Grading will consist of 335 cubic yards of cut, 60 cubic yards of fill, and 275 cubic yards of export to a location outside of the Coastal Zone. Native landscaping is also proposed.</p>	<p>3335 Ocean Blvd., Newport Beach (Orange County)</p>
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CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

Beauchamp Enterprises, Attn: Robert Beauchamp
150 Kalmus Drive Suite 151
Costa Mesa, CA 92626

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#: 5-10-017**APPLICANT:** Robert Beauchamp**LOCATION:** 4006 Calle Ariana, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel of an existing single-story, 14-foot tall, 2,500 sq. ft. single-family residence with attached 609 sq. ft. 2-car garage including a 115 sq. ft. addition within an interior courtyard/atrium, replacement of doors and windows, replacement of stucco façade, new metal roof, front courtyard entry improvements, minimal planter landscaping within center courtyard; and no new foundation or drainage improvements. The maximum height of the residential structure will be 14 feet measured from the centerline of the frontage road. No work is proposed on the bluff side concrete patio, existing bluff fence, or landscaping/vegetation removal on the bluff face.

RATIONALE: The subject site is a 9,041 sq. ft. coastal bluff lot within the Cypress Shore private gated community within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The proposed project is a remodel to an existing single family residence on a coastal bluff lot, but does not include any additions on the seaward side of the residence and does not involve any other improvements like a foundation upgrade that would significantly extend the life of the existing development. The project conforms to the Commission's parking requirement (2 spaces per residence). The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists in the vicinity at Calafia Beach/San Clemente State Park to the north and Trestles accessway in San Diego County to the south. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. 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.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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
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May 24, 2010

LeTourneau Architecture
Chris A. LeTourneau – Principal Architect
2888 Bayshore Drive, C-15,
Newport Beach, CA 92663

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#: 5-10-053-W

APPLICANT: Stephen Niednagel

LOCATION: 13 South Callecita, Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Subterranean addition of a 1039 sq. ft. room and covered patio, and reconstruction of existing 1st floor patio.

RATIONALE: The subject lot is a 5000 sq. ft. inland lot seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The site is designated as *Village Low Density* in the City's land use plan, however, that plan has not been certified by the Commission for Three Arch Bay. The proposed project has been approved by the City of Laguna Beach Planning Department. The proposed development consists of construction of a new 1039 sq. ft. subterranean room, reconstruction of an existing deck, 390 cubic yards of graded soil exported outside the coastal zone, new landscaping, and minor remodeling. The addition would increase the floor area of the home by more than 10%, therefore Commission approval is necessary. The development includes a two car garage on-site, 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 past Commission actions in the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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
(562) 590-5071



May 24, 2010

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

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#: 5-10-104-W

APPLICANT: David & Kathy Frazer

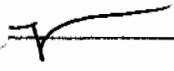
LOCATION: 320 Island Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Remodel and addition to 1st and 2nd floor of existing single family residence and construction of a new 3rd story, a new 2 car garage, and new concrete block walls.

RATIONALE: The subject lot is a 2100 sq. ft. inland lot designated as Single Unit Residential Detached in the City's certified land use plan. The proposed project has been approved by the City of Newport Beach Planning Department (No. 2010016, R01107158). The proposed development consists of remodel of 1st floor, complete demolition and reconstruction of second floor, a new 3rd story, and a new two car garage. The 1506 sq. ft. addition would increase the floor area of the existing structure to 2672 sq. ft. This represents an addition of more than 10%, therefore Commission approval is necessary. Landscaping includes drought tolerant, non-invasive plants, and runoff is directed towards planters. The development includes a two car garage on-site, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed Development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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

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May 24, 2010

Bror Monberg, A.I.A.
3432 Via Oporto, Suite 209C
Newport Beach, CA 92663

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

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

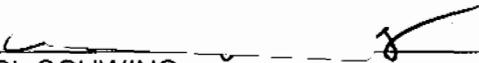
WAIVER#: 5-10-038-W**APPLICANT: Mr. Jim Isaacs****LOCATION: 201 E Bay Ave, Newport Beach, Orange County**

PROPOSED DEVELOPMENT: Demolition of existing 1 story 1350 sq. ft. duplex, and construction of a 25'6" high, 2 floor with roof deck, 2787 sq ft single family residence. Two (2) parking spaces are provided on site.

RATIONALE: The subject lot is a 2257 sq. ft. lot located two blocks from the sea, and is designated as Multiple Family in the City's Certified Land Use Plan. The proposed project was granted an approval in concept by the Newport Beach (No. 2010001, R30143592). Trench drains will collect runoff from the site. Landscaping proposed uses drought tolerant, non-invasive species. The development proposes two parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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



May 24, 2010

Barry Walker
PO Box 11658
Newport Beach, CA 92658

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#: 5-10-056-W

APPLICANT: Irwin & Clarann Goldring

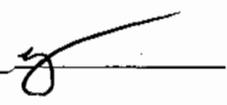
LOCATION: 309 Lindo Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing two story single family residence and construction of a new three story, 29'6", 2100 sq. ft. single family residence with two roof decks and a two car garage.

RATIONALE: The subject lot is a 1648.5 sq. ft. tapered lot designated as Single Unit Residential Detached in the City's Certified Land Use Plan. The site is two blocks inland from the bayfront, but is located between the first public road and the sea. The proposed project has been approved by the City of Newport Beach Planning Department (Approval in concept 2010-013, R1-106865). Due to the irregular shape of the subject lot, a Variance, Modification, and Use Permit have been granted by Newport Beach Planning Commission Resolution No. 1791 for exceedance of the floor area limit, lack of required open space, encroachments into the side and front yard setbacks, and exceedance of the height limit by six inches. The proposed structure will exceed the established height limit; however there are multiple three story structures in the surrounding area, other single family residences of similar height have been approved in the area, and the project will not be visible from scenic state highways, public parks, or other protected viewpoints; therefore, there are no significant impacts to coastal resources. The development meets the Commission's typical parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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

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



May 24, 2010

George Settz
18023-A Sky Park Circle
Irvine, CA 92614

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#: 5-10-057-W

APPLICANT: Waterpointe Homes, LLC

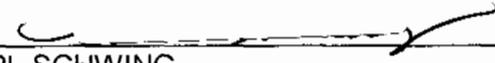
LOCATION: 318 Diamond Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing 1 story single family residence and construction of a 29' high, 3 floor, 2714 sq. ft. single family residence. Two (2) parking spaces are provided on site.

RATIONALE: The subject lot is a 2550 sq. ft. inland lot located one block from the sea, and is designated as R1.5 Two Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach Planning Department(AIC 2010002, R2-143779). Runoff will be directed towards permeable surfaces for infiltration. The development proposes two parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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



June 1, 2010

Paul A. Collins
1415 Cota Avenue
Long Beach, CA 90813-1113

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#: 5-10-070

APPLICANT: Daniel C. Burke

LOCATION: 412 W. Harry Bridges Boulevard, Wilmington, City of Los Angeles

PROPOSED DEVELOPMENT: Demolish 3,440 square feet of existing structures and convert site to a paved truck parking lot with perimeter chain link fencing, lighting, and landscaping with California native and drought tolerant vegetation.

RATIONALE: The proposed project is located within an existing industrial area near the Port of Los Angeles. All storm water will be directed to filtered catch basins and to dry wells within the landscaped areas. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 9-11-2010 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: _____

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



June 1, 2010

John Russell
6517 Pacific Avenue
Playa Del Rey, CA 90293

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#: 5-10-072

APPLICANT: John Russell

LOCATION: 6517 & 6519 Pacific Avenue, Playa del Rey

PROPOSED DEVELOPMENT: Convert an existing 1,847 square foot duplex to a single-family residence.

RATIONALE: The proposed project is located approximately one block from Dockweiler State Beach. The surrounding area is residentially developed with multiple and single-family residences. The applicant has received an Approval in Concept No. ZA-2010-809-AIC from the City of Los Angeles Planning Department (4/01/10). The site is designated as low-density (R3-1) residential. There will be no change to the height or bulk of the existing building and the existing five parking spaces will remain. 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 June 9-11, 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

CALIFORNIA COASTAL COMMISSION

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



June 1, 2010

Nieves & Associates
21250 Hawthorne Blvd., #700
Torrance, CA 90503

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#: 5-10-077W

APPLICANT: Budimer Matek

LOCATION: 4034 S. Pacific Avenue, San Pedro

PROPOSED DEVELOPMENT: Convert a recreation room of an existing 34 unit residential apartment building into two residential rental units for a total of 36 units and provide four additional on-site parking spaces for a total of 38 spaces.

RATIONALE: The proposed project is inland of the first public road paralleling the sea and within a residential neighborhood. There will be no change in height or bulk of the existing building and two parking spaces per unit will be provided for the two new units. 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.

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PETER DOUGLAS
Executive Director


Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



May 24, 2010

Srour and Assoc. LLC
Attn: Elizabeth Srour
1001 Sixth Street, 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#:5-10-078-W**APPLICANT:** Paul J. Lupo**LOCATION:** 171-173 Lyndon Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of existing duplex and construction of a 28'10" high, 3 floor plus roof deck, 4514 sq. ft. building containing two attached condominium units. Seven (7) parking spaces are provided on site.

RATIONALE: The subject lot is a 2859 sq. ft. inland lot designated as Residential-Professional in the City's Certified Land Use Plan. The City of Hermosa Beach Community Development Department has granted an approval in concept, Conditional Use Permit, and a Tentative Parcel Map (#71193). The development proposes Seven parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. Landscaping consists of drought-tolerant, non-invasive plants. Runoff is directed towards permeable surfaces for 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 **June 9-11, 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



May 25, 2010

John B. Abell
148 W. Orange Street
Covina CA 91723

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#: 5-10-083

APPLICANT: John B. Abell & Carol Helou

LOCATION: 2222 Channel Road, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Parcel map to subdivide one 7,053 square foot parcel into two parcels. Parcel 1 will be 3,553 square feet and Parcel 2 will be 3500 square feet. Each of the proposed new lots would consist of one of the original underlying lots and an equal portion of Lot M (previously tied to the existing and underlying lots). Each of the proposed new lots would be approximately 35 feet wide by 100 feet deep. Also proposed is the demolition of the existing structures at the site including a two story, single family residence which crosses the proposed lot line, an existing garage, a storage building and a patio area.

RATIONALE: The subject site is designated Single Unit Residential Detached in the certified City of Newport Beach Land Use Plan (LUP) and is a harbor front lot. The City's current Zoning Code requires that new subdivision lots be a minimum of 50 feet wide and have an area of 5,000 square feet. However, the City found in this case, that the proposed parcel map would create a subdivision that resembles the original, underlying, legal lots equal in width to the original lots (NP2010-001). In addition, the City has noted that although some of the harbor front lots have been combined over the years, the inland lots of the subdivision, as well as some of the harbor front lots, have retained the original subdivision lot configurations. Thus, the proposed reversion to the original lots will be consistent with the pattern and scale of development in the area. The subject site is located between the sea (Newport Harbor) and the first public road parallel to the sea (Channel Road). No public access currently exists at or adjacent to the subject site. The nearest public access is located at Jetty View Park approximately two blocks south of the subject site, at a small public beach located approximately 100 feet north of the subject site, and along the wide sandy public beach located along the Balboa Peninsula, approximately three blocks to the southwest. The proposed parcel map will have no impact on existing public access in the vicinity. The proposed development will not result in adverse impacts to 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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 5-10-083 Abell pcelmp dw 6.10 mv

CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

Mark Becker
420 40th Street, Unit 1
Oakland, CA 94609

**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#: 5-10-084-W

APPLICANT: Rick Taylor

LOCATION: 2130 Balboa Blvd. East, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new 4070 sq. ft., 29' high single family residence and 732 sq. ft. garage. Bulkhead repair work includes installation of new deadman and tie-rods. Three (3) parking spaces are provided on site.

RATIONALE: The subject lot is a 6949.4 sq. ft. bulkhead lot, and is designated as R-1 Single Unit Residential Detached in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach Planning Department (RO1-107676, 2010 021). An Approval in Concept has been granted for the bulkhead repair work by the Newport Beach Harbor Resources Division(108-2130). No work is proposed on existing bulkhead panels, and all repair work will occur landward of the bulkhead. The development proposes three 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.

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PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

Sequoia Deployment Services, Inc.
One Venture Suite 200
Irvine, CA 92618

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#: 5-10-086 **APPLICANT:** T-Mobile West Corporation

LOCATION: Bonito Park, 1304 Calle Valle, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing 70' tall, 12" diameter light standard pole and replacement with a new 79' tall, 18" diameter light standard pole/telecommunications antenna with a 24" radome at the top of the pole with six panel antennas and two gps antennas in a new location approximately 10-feet to the northwest of the original location; construction of an underground vault with radio/cellular equipment and minor retaining wall; landscaping improvements and new sidewalk adjacent to a baseball field near the intersection of Calle Valle and the entrance to the parking lot to the Boys & Girls Club at Bonito Park, a municipal park.

RATIONALE: The proposed development is located at an inland lot in Bonito Park, a municipal recreational park designated as OS1 (Open Space Park) in the City of San Clemente Certified Land Use Plan (LUP). The proposed underground vault and new taller/wider light pole/telecommunications antenna pole will not be visible from the public beach or obstruct views to the ocean and therefore will not adversely impact public coastal views. Proposed landscaping utilizes drought tolerant plants such as California buckwheat and Mexican bush sage. As proposed, the new development will not adversely impact coastal access, coastal resources, or public recreation. Additionally, 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
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



May 24, 2010

Srour and Assoc.
Elizabeth Srour
1001 Sixth St, Suite 110
Manhattan Beach, CA 90266

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

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WAIVER#: 5-10-090-W

APPLICANT: Robert and Kathleen Jones

LOCATION: 1309 Loma Drive, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of existing vacant duplex and construction of a new 30' high, three story, 3,516 sq. ft. single family residence. 397.5 cu. yds. of grading will be exported to a commercial dump site outside the Coastal Zone. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. Four parking spaces are provided on site.

RATIONALE: The subject lot is a 2581 sq. ft. inland lot designated as R-3 multiple family residential in the City of Hermosa Beach Certified Land Use Plan. The proposed project has been approved in concept by the City's Planning Department. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. Landscaping includes only non-invasive, drought tolerant species. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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



May 24, 2010

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

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

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WAIVER#: 5-10-091-W

APPLICANT: Steve & Sue Silk

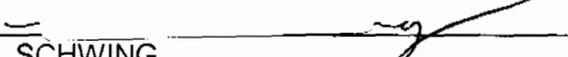
LOCATION: 1800 South Bay Front, Balboa Island, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing two story single family residence and construction of a new three story, 29' high, 2900 sq. ft. single family residence. 275 cu. yds. of grading will be balanced on site. New concrete block walls will be constructed along side property lines. Two parking spaces are provided on site.

RATIONALE: The subject lot is a 2550 sq. ft. bayfront lot designated as R-1.5 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 by the City of Newport Beach Planning Department (AIC 2010011, R2-144642). The development proposes two parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. Landscaping includes non-invasive species. 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.

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PETER DOUGLAS
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 19, 2010

Aaron Brumer
16757 Morrison Street
Encino, CA 91436

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: 5-10-096**APPLICANTS:** Michael Cereseto & Kalley R. Aman**LOCATION:** 2424 Clement Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 941 square-foot single-family residence on a 3,603 square foot lot, and construction of a two-story, 25-foot high, 2,175 square-foot single-family residence with a 225 square foot garage and a two-stall carport.

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 #DIR2010-0991-VSO-MEL, 4/20/10) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area. Adequate on-site parking is provided for the proposed single-family residence: a one-car garage and a two-stall carport, 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 (720 square feet of permeable area will be maintained on the 3,603 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 11, 2010 meeting in Marina del Rey** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

Mr. and Mrs. Joseph Deacon
2487 S. Ola Vista, Unit A
San Clemente, CA 92672

**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#: 5-10-101-W

APPLICANT: Mr. and Mrs. Joseph Deacon

LOCATION: 2487 S. Ola Vista, San Clemente, Orange County

PROPOSED DEVELOPMENT: Conversion of 2 unit duplex to a two unit condominium. Four parking spaces are provided on site.

RATIONALE: The subject lot is a 5932 sq. ft. inland lot designated as RM-C2 in the City's Certified Land Use Plan. The tentative parcel map has been approved by the City of San Clemente Planning Department (No. 2009-107). 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.

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PETER DOUGLAS
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

Oley Olsen, Santa Catalina Island Company
P.O. Box 737 - 150 Metropole Avenue
Avalon, CA 90704

**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: 5-10-108

APPLICANT: Santa Catalina Island Company

LOCATION: Isthmus Cove Pier at Two Harbors, Santa Catalina Island, Los Angeles County.

PROPOSED DEVELOPMENT: Attach a 6'x 8' float extension to the existing Isthmus Cove Pier dinghy docks for boater loading and unloading. No new piles will be installed and no eelgrass or bottom habitat will be disturbed as the new float will be secured by the existing docks. The proposed development is seasonal: June through September only.

RATIONALE: The project site is within the waters of Isthmus Cove at Catalina Island. The proposed development will enhance public access and recreational boating opportunities by providing an improved location for the unloading and loading of boaters at the public pier (Coastal Development Permit 5-04-019). The new dock float will be floated in and attached to the existing docks with no additional ground tackle or contact with the sea floor. No fueling or discharge of pollutants is proposed or authorized. The proposed project will enhance existing public recreation opportunities and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the County of Los Angeles/Santa Catalina Island LCP and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **June 11, 2010 meeting in Marina del Rey** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 24, 2010

City of San Clemente, Attn: David Rebensdorf
 910 Calle Negocio Suite 100
 San Clemente, CA 92673

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

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

WAIVER#: 5-10-112 **APPLICANT:** City of San Clemente, Attn: David Rebensdorf

LOCATION: City Water Reclamation Plant, 380 Avenida Pico and San Gorgonio Park, 2916 Via San Gorgonio, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Expansion of existing City Water Reclamation Plant including construction of a new filter structures with aluminum mix tanks and tertiary filter cells, new chlorine contact basin, replacement of disinfection system to include a new 6,000-gallon storage tank, replacement and installation of new pumps, upgrade of electrical and control equipment; and a new recycled water 6-inch diameter pipeline to San Gorgonio Park for irrigation from the park entrance following r-o-w along Via San Gorgonio to the intersection with Avenida Vaquero. Ornamental landscaping will be removed within the WRP for the installation of new equipment. Grading or landscaping is not proposed.

RATIONALE: The subject site is an existing City Water Reclamation Plant (WRP) on an inland lot zoned P (Public – Governmental, Utilities, Public/Private Parking) and San Gorgonio Park an OS1 (Public Park) zoned inland lot within the coastal zone. The proposed development is the expansion of the WRP and new recycled water distribution pipeline to San Gorgonio Park. Public coastal access is available approximately ½ mile southwest at the North Beach Access Point from the WRP. The WRP expansion will be entirely within the existing WRP parcel and the new pipeline to San Gorgonio Park within existing City right-of-way. The proposed development will not result in adverse impacts to public coastal views, access, coastal resources, or public recreation. Additionally, 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.

This waiver will not become effective until reported to the Commission at their **June 9-11, 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 SCHEIDT
 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



5-09-106-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: May 25, 2010

SUBJECT: Coastal Development Permit No. 5-09-106 granted to Richard J. Livoni Second Family Limited Partnership for:

Remove existing unpermitted retaining walls and beach access stairway from bluff face, regrade lower bluff to natural contours, extend the existing lower deck, add a new caisson-supported deck with enclosed bathroom and spa equipment room, and construct new at grade pathway from new deck to beach. Grading will consist of 163 cubic yards of cut, 10 cubic yards of fill, and 153 cubic yards of export to a location outside of the Coastal Zone. Native landscaping is also proposed.

PROJECT SITE: 3335 Ocean Boulevard, Newport Beach (Orange 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):

The proposed project is being revised to also include: extension of the existing upper and lower deck; installation of a residential elevator connecting the new development (Sun Deck) to the two levels of the existing residence above; an addition of a beach storage room on the Sun Deck; increasing the diameter of the caissons (for the new Sun Deck) from 30" to 36"; addition of one (1) caisson along the northwestern side yard; bolstering of the eleven (11) caissons along the landward side of the new Sun Deck with a grade beam at the upper end of the caissons and a single row of seven (7) structural tiebacks; and addition of a crawl space area, mechanical vault area and spa equipment area under the on grade concrete slab for the Sun Deck. Grading will now consist of 335 cubic yards of cut, 60 cubic yards of fill, and 275 cubic yards of export to a location outside of the Coastal Zone. No habitable area will extend past the approved line of development for enclosed area (48-foot contour) and no accessory structures will extend past the approved line of development for accessory structures (33-foot contour) nor will any accessory structures extend seaward of 60 linear feet from the Ocean Boulevard property line.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received

within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with the underlying permit approval (CDP# 5-09-106) and will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.