

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT

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LONG BEACH, CA 90802-4416

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www.coastal.ca.gov**F6 & F11**

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

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

MEMORANDUM

Date: July 9, 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 July 9, 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. 5-10-122-W Michael Epstein (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-09-248-W Walter Adams (Newport Beach, Orange County)
2. 5-10-073-W Mr. & Mrs. Larry Higby (Newport Beach, Orange County)
3. 5-10-097-W Mario Marovic (Newport Beach, Orange County)
4. 5-10-105-W Mr. Steven Eggert (Newport Beach, Orange County)
5. 5-10-109-W Newport Beach Cars, Llc C/O Autonation, Attn: Jeff Shupert (Newport Beach, Orange County)
6. 5-10-113-W Mary Scheid (Seal Beach, Orange County)
7. 5-10-114-W City Of Long Beach Dept. Of Parks, Recreation And Marine, Attn: Mark Sandoval (Long Beach, Los Angeles County)
8. 5-10-119-W Sam Shink, Vons, A Safeway Co. (Pacific Palisades, Los Angeles County)
9. 5-10-123-W Douglas E. Weathers (Newport Beach, Orange County)
10. 5-10-126-W Darren Seidel & Elaine Paul (Pacific Palisades, Los Angeles County)
11. 5-10-137-W Ryan Mc Guire (Venice, Los Angeles County)

IMMATERIAL AMENDMENTS

1. A-5-PPL-00-028-A1 J. Paul Getty Trust, Attn: Stephen Rountree (Pacific Palisades, Los Angeles County)
2. 5-05-020-A2 Hearthside Homes/Signal Landmark, Attn: Ed Mountford (Bolsa Chica, Orange County)

EXTENSION - IMMATERIAL

1. 5-04-089-E4 Three Arch Bay C S D, Attn: Drew Harper, Executive Director (Laguna Beach, Orange County)
2. 5-02-334-E6 Ben Leeds (Pacific Palisades, Los Angeles County)

TOTAL OF 16 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-122-W Michael Epstein	Construct a 498 square foot, 23-foot high second floor addition over a two-car garage attached to an existing two-story, 2,650 square foot single-family residence, resulting in a 26-foot high, 3,148 square foot single-family residence with an attached two-car garage. The project also includes a new roof deck on top of the second floor addition.	3505 Grand Canal, Venice (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-248-W Walter Adams	Demolition of an existing approximately 850 square foot one-story building and construction of a new 499 square foot, one-story art studio with two (2) parking spaces provided on site. The building will be approximately 23-feet in height. Grading will consist of 68 cubic yards of cut and export to a location outside of the Coastal Zone. Drainage from the surface water sheet flow will be directed onto a trench drain before entering the main storm drain system.	605 E. Balboa, Newport Beach (Orange County)
5-10-073-W Mr. & Mrs. Larry Higby	Demolition of existing 2898 sq. ft. single family residence and construction of a new 5052 sq. ft., 24' high single family residence with 738 sq. ft. garage on a bulkhead lot. Grading includes 243 cu. yds. of cut which will be exported outside the coastal zone. Three parking spaces are provided on site.	823 Via Lido Soud, Newport Beach (Orange County)
5-10-097-W Mario Marovic	Construction of a new twenty (20) space parking lot, installation of synthetic grass, bicycle parking and light standards on an existing 8,592 square foot vacant lot. The proposed parking lot is associated with an adjacent existing restaurant. The project also involves work on the two (2) existing driveways: the lot currently has two driveway approaches and the proposed project includes converting one of the driveways into a sidewalk and updating the other driveway to meet current standards. Grading will consist of 281 cubic yards of cut, 11 cubic yards of fill and 270 cubic yards of export to a location outside of the Coastal Zone. Drainage from the surface water sheet flow will be directed onto a trench drain before entering the main storm drain system.	3001 Newport Blvd., Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-105-W Mr. Steven Eggert</p>	<p>Demolition of existing single family residence and construction of a new 3,078 sq. ft., 28.75 ft high single family residence with attached two car garage, and third story roof deck. 190 cubic yards of grading will be balanced on site.</p>	<p>1710 S. Bayfront, Newport Beach (Orange County)</p>
<p>5-10-109-W Newport Beach Cars, Llc C/O Autonation, Attn: Jeff Shupert</p>	<p>Expanding an automobile showroom by 4,593 square feet by enclosing an outdoor display area and making interior changes; expanding a second showroom by converting a 405 square foot outdoor display area to indoor space; and installing a 900 square foot canopy area near the Audi service area. The project also involves new facades for the Audi and Porsche showroom buildings and also landscaping. The height of the buildings will be approximately 26-feet above finished grade. Grading will consist of 50 cubic yards of cut, 120 cubic yards of fill and 70 cubic yards of import. Construction and post-construction Best Management Practices (BMPs) have been incorporated into the project design, including minimization of impervious area/incorporation of landscaping, installation of catch basin filters, parking lot sweeping, and routine maintenance of structural BMPs.</p>	<p>445 E. Pacific Coast Highway, Newport Beach (Orange County)</p>
<p>5-10-113-W Mary Scheid</p>	<p>Construction of a new 3,203 square foot, two-story single-family residence with a basement and an attached 399 square foot two-car garage on a vacant lot. The maximum height of the structure will be 23'-8" above existing grade. Grading will consist of 207 cubic yards of cut, 10 cubic yards of fill and 197 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>517 Ocean Ave., Seal Beach (Orange County)</p>
<p>5-10-114-W City Of Long Beach Dept. Of Parks, Recreation And Marine, Attn: Mark Sandoval</p>	<p>Utilize two parking stalls within the Alamitos Bay Marina Basin 4 parking lot to enlarge an existing six foot high, 8'x 10' trash enclosure. The proposed six-foot high cinder-block trash enclosure measures 20'x 16' and holds four large trash bins.</p>	<p>Alamitos Bay Marina, Basin 4 Appian Way, Long Beach (Los Angeles County)</p>
<p>5-10-119-W Sam Shink, Vons, A Safeway Co.</p>	<p>Convert approximately 1,000 square feet of former loading dock area to exterior seating for interior coffee retailer within an existing retail food market; add landscape planters; and restripe parking lot to add five new parking spaces for a total of 103 spaces.</p>	<p>17380 W. Sunset Blvd, Pacific Palisades (Los Angeles County)</p>
<p>5-10-123-W Douglas E. Weathers</p>	<p>Demolition of existing duplex and construction of a new 3,360 sq. ft., 29' high duplex with attached two car garage, 350 sq. ft. carport, and roof deck. 200 cubic yards of grading will be balanced on site.</p>	<p>210 34th Street, Newport Beach (Orange County)</p>
<p>5-10-126-W Darren Seidel & Elaine Paul</p>	<p>Demolition of a single-family residence and construction of a 8,429 square foot, two-story, 28 foot high, single-family residence with basement, attached 555 square foot garage, swimming pool, 9 foot high rear and side yard retaining walls, and approximately 2,100 cubic yards of grading.</p>	<p>634 Alma Real Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-10-137-W Ryan Mc Guire</p>	<p>: Add 180 square feet and convert an existing detached garage into a detached one-story, eleven-foot high, 380 square foot single-family residence on a 3,838 square foot lot with an existing one-story, 725 square foot single-family residence. Four parking spaces will be provided..</p>	<p>1008/1010 Oakwood Ave., Venice (Los Angeles 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>
A-5-PPL-00-028-A1 J. Paul Getty Trust, Attn: Stephen Rountree	Renovation and expansion of the Getty Villa and Museum facility (an addition of approximately 76,000 square feet to an existing 134,000 square-foot facility, for a new total of 210,000 square feet). Development includes construction of a 450-seat Outdoor Classical Theater and two partially subterranean parking structures for a net increase of 269 parking spaces for a total of 560 on-site parking spaces; parking spaces for up to 8 buses; remodel and expansion of ancillary facilities including the Auditorium, the Ranch House, the Garden Tea Room, the Bookstore and other maintenance and central plant facilities; grading and modification of on-site landscaping; widening of fire roads and the terminus of Los Liones Drive. The project includes approximately 163,300 cubic yards of cut and 45,500 cubic yards of fill.	17985 Pacific Coast Highway, Pacific Palisades (Los Angeles County)
5-05-020-A2 Hearthside Homes/Signal Landmark, Attn: Ed Mountford	Three changes are proposed to the residential subdivision: (1) eliminate the previously approved 1.2 million gallon underground drinking water reservoir and above ground pump station (Lot 351) in order to allow the construction of a single family home; (2) reconfigure five residential lots (Lots 153 – 157) located between “B” Street and “E” Street (now Oceanridge, Sagatuck, Oceanknoll and Chilmark Streets) into four lots, eliminating Lot 157 and increasing the size of the remaining four lots; and (3) redesign “S” Street and “T” Street (now Bristol Lane and Ashville Drive) to cul-de-sacs.	17201 Bolsa Chica Road, Bolsa Chica (Orange County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-089-E4 Three Arch Bay C S D, Attn: Drew Harper, Executive Director	Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.	Three Arch Bay Community, Laguna Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-02-334-E6

Ben Leeds

Construction of a three-level, 3,100 square foot, 36-foot high single family home with five parking spaces and a one-story accessory building supported by 48, 24-inch concrete reinforced piles and grade beams, a spa, fountain, irrigated landscaping on a 4,289 square foot vacant bluff lot. The project also includes 850 cubic yards of cut, 50 cubic yards of fill, four horizontal drains and four vertical dewatering wells, two inclinometers (one of which is after-the fact), and removal of a wood retaining wall along the Castellammare property line.

17633 Castellammare Drive, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



June 28, 2010

Michael & Kathleen Epstein
3505 Grand Canal
Venice, CA 90292

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (b) of the Coastal Act.

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 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: 5-10-122

APPLICANTS: Michael & Kathleen Epstein

LOCATION: 3505 Grand Canal, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Construct a 498 square foot, 23-foot high second floor addition over a two-car garage attached to an existing two-story, 2,650 square foot single-family residence, resulting in a 26-foot high, 3,148 square foot single-family residence with an attached two-car garage. The project also includes a new roof deck on top of the second floor addition.

RATIONALE: The proposed project, which is located within 300 feet of the mean high tide line (on west bank of Grand Canal) and within the "Dual Permit" area of the City of Los Angeles, has been approved by the City of Los Angeles Planning Department (Case #DIR2010-1366, 5/20/10) and is consistent with the RW2-1 zoning designation, the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area increase greater than ten percent of the existing internal floor area (Ca. Regs. Section 13250). The proposed project is consistent with the thirty-foot height limit for the area and adequate on-site parking is provided: a two-car garage and third space on the driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of existing permeable landscaped areas on the site (665 square feet). No additional floor area is being added within fifteen feet of the front (canal-side) property line. Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is also consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals (including all requirements of the prior coastal development permit), 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 **July 9, 2010 meeting in Santa Rosa**. If three (3) 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



June 28, 2010

Mike Hargrove
3138-F Airway Avenue, Suite 100
Costa Mesa, CA 92626

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

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

WAIVER#: 5-09-248 **APPLICANT:** Walter Adams

LOCATION: 605 East Balboa Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing approximately 850 square foot one-story building and construction of a new 499 square foot, one-story art studio with two (2) parking spaces provided on site. The building will be approximately 23-feet in height. Grading will consist of 68 cubic yards of cut and export to a location outside of the Coastal Zone. Drainage from the surface water sheet flow will be directed onto a trench drain before entering the main storm drain system

RATIONALE: The project site is an inland lot and the lot size is 2,565 square feet and is designated as Mixed Use-Vertical (MU-V) in the certified City of Newport Beach Land Use Plan (LUP). The proposed development is a commercial use allowed on mixed use sites. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists west of the project site at the end of Palm Avenue. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



June 21, 2010

C.J. Light Assoc
Attn: Nolan Mead
1401 Quail St, Suite 120
Newport Beach, CA 92660

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

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

WAIVER#: 5-10-073-W**APPLICANT: Mr. and Mrs. Larry Higby****LOCATION: 823 Via Lido Soud, Newport Beach, Orange County**

PROPOSED DEVELOPMENT: Demolition of existing 2898 sq. ft. single family residence and construction of a new 5052 sq. ft., 24' high single family residence with 738 sq. ft. garage on a bulkhead lot. Grading includes 243 cu. yds. of cut which will be exported outside the coastal zone. Three parking spaces are provided on site.

RATIONALE: The subject lot is a 4944 sq. ft. bayfront lot designated as R-1, Single Unit Residential Detached in the City's Certified Land Use Plan. The existing lot is protected by a bulkhead, similar to adjacent lots, and no work is proposed to the bulkhead. A structural engineer has inspected the bulkhead and determined that the bulkhead will last for the life of the proposed structure. The proposed project has been approved by the City of Newport Beach Planning Department (AIC No. 2010-012). Surface runoff will be directed towards perforated trench drains to allow infiltration prior to discharge. 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.

This waiver will not become effective until reported to the Commission at their **July 7-9, 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 28, 2010

Mario Marovic
3334 E. Coast Highway, #418
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-10-097 **APPLICANT:** Mario Marovic

LOCATION: 3001 Newport Boulevard, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new twenty (20) space parking lot, installation of synthetic grass, bicycle parking and light standards on an existing 8,592 square foot vacant lot. The proposed parking lot is associated with an adjacent existing restaurant. The project also involves work on the two (2) existing driveways: the lot currently has two driveway approaches and the proposed project includes converting one of the driveways into a sidewalk and updating the other driveway to meet current standards. Grading will consist of 281 cubic yards of cut, 11 cubic yards of fill and 270 cubic yards of export to a location outside of the Coastal Zone. Drainage from the surface water sheet flow will be directed onto a trench drain before entering the main storm drain system

RATIONALE: The project site is an inland lot and the lot size is 8,592 square feet and is designated as Neighborhood Commercial (CN) in the certified City of Newport Beach Coastal Land Use Plan (CLUP). Previously, CDP No. 5-05-333 was approved on February 2006 for the project site for construction of a new two (2) story mixed use building. The permit was issued, but construction never took place and the permit eventually expired. Public access to the beach is available west of the project site at the end of 30th Street. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Implementation of the proposed BMPs is consistent with the marine protection policies of the Coastal Act. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and will retain uses that are 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 July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



June 21, 2010

Sinclair Associates Architects
Attn: Christopher Courts
1007 Broxton Ave #210
Los Angeles CA 90024

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#: 5-10-105-W**APPLICANT: Steven Eggert****LOCATION: 1710 S. Bayfront, Newport Beach, Orange County**

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new 3,078 sq. ft., 28.75' high single family residence with attached two car garage, and third story roof deck. 190 cubic yards of grading will be balanced on site.

RATIONALE: The subject lot is a 2,550 sq. ft. bayfront lot designated as Two Family Residential in the City's Certified Land Use Plan. A public walkway stands between the bulkhead and the structure and no work is proposed on the bulkhead. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2010023). The proposed development consists of demolition of the existing residence and construction of a new three story single family residence. Runoff is directed toward landscaped areas and routinely maintained catch basins prior to discharge. 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 **July 7-9, 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

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June 28, 2010

Stantec Architecture, Inc.
Attn: Larry Tidball
19 Technology Drive
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 #: 5-10-109

APPLICANT: Newport Beach Cars, LLC

LOCATION: 445 E. Coast Highway, Newport Beach, County of Orange

PROPOSED DEVELOPMENT: Expanding an automobile showroom by 4,593 square feet by enclosing an outdoor display area and making interior changes; expanding a second showroom by converting a 405 square foot outdoor display area to indoor space; and installing a 900 square foot canopy area near the Audi service area. The project also involves new facades for the Audi and Porsche showroom buildings and also landscaping. The height of the buildings will be approximately 26-feet above finished grade. Grading will consist of 50 cubic yards of cut, 120 cubic yards of fill and 70 cubic yards of import. Construction and post-construction Best Management Practices (BMPs) have been incorporated into the project design, including minimization of impervious area/incorporation of landscaping, installation of catch basin filters, parking lot sweeping, and routine maintenance of structural BMPs.

RATIONALE: The subject site is located on an inland lot adjacent to Pacific Coast Highway in the City of Newport Beach. The proposed project involves the expansion of existing structures and associated improvements at an existing auto dealership. The project was determined to meet current local zoning requirements (as conditioned by Use Permit No. 2002-046) and is designed to be compatible with the character of surrounding development. In addition, the proposed project provides parking, which exceeds the City's parking requirement of 1 space per every 1000 square feet of lot area for auto sales. Previously, CDP No. 5-03-317-W was approved November 2003 for a 2,496 square foot addition to the existing sales/storage building and a 6,302 square foot addition to the existing repair and service building. The addition to the existing sales/storage building was constructed; however, the repair and service building addition was never constructed. The proposed project is being proposed in lieu of the repair and service addition. Public coastal access exists in the project vicinity at Bayside Drive Beach, approximately 1.0 mile southwest of the subject site or at the Newport Dunes located across Pacific Coast Highway. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Implementation of the proposed BMPs is consistent with the marine protection policies of the Coastal Act. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



June 28, 2010

Mary Scheid
1701 Coral Place
Seal Beach, CA 90740

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

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

WAIVER#: 5-10-113 **APPLICANT:** Mary Scheid

LOCATION: 517 Ocean Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new 3,203 square foot, two-story single-family residence with a basement and an attached 399 square foot two-car garage on a vacant lot. The maximum height of the structure will be 23'-8" above existing grade. Grading will consist of 207 cubic yards of cut, 10 cubic yards of fill and 197 cubic yards of export to a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot not located between the first public road and the sea. The lot size is 2,750 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists east of the project site at the end of 6th Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



June 17, 2010

Mark Sandoval, Manager
City of Long Beach Dept. of Parks, Recreation & Marine
2760 Studebaker Road
Long Beach, CA 90815-1697

**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: 5-10-114

APPLICANT: City of Long Beach

LOCATION: 6201 E. Appian Way (Long Beach Yacht Club), Alamitos Bay Marina – Basin 4 Parking Lot, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Utilize two parking stalls within the Alamitos Bay Marina Basin 4 parking lot to enlarge an existing six foot high, 8'x 10' trash enclosure. The proposed six-foot high cinder-block trash enclosure measures 20'x 16' and holds four large trash bins.

RATIONALE: The project site is on State Tidelands administered by the City of Long Beach, and is within the Commission's original permit jurisdiction. The expanded trash enclosure will increase capacity and improve efficiency of refuse management at the Alamitos Bay Marina and the Long Beach Yacht Club. The expanded trash enclosure will occupy two parking spaces in the Basin 4 public parking lot; only one parking space is currently occupied by the existing 8'x 10' trash enclosure. The proposed project has been reviewed and approved by the City of Long Beach Department of Parks, Recreation and Marine. The development is located about ninety feet from the water's edge. Visual impacts and parking impacts have been minimized by expanding the existing six-foot high trash enclosure, where marina views are already obstructed, rather than constructing a new enclosure in a different location. The use of two parking stalls for the proposed trash enclosure will not significantly affect public access to the marina as there are approximately two hundred public parking spaces in the vicinity of the project. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **July 9, 2010 meeting in Santa Rosa** 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



June 17, 2010

Fred Gaines
Gaines & Stacey, Llp
16633 Ventura Boulevard, Ste 1220
Encino, CA 91436-1865

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#: 5-10-119

APPLICANT: Vons, A Safeway Company

LOCATION: 17380 W. Sunset Boulevard, Pacific Palisades

PROPOSED DEVELOPMENT: Convert approximately 1,000 square feet of former loading dock area to exterior seating for interior coffee retailer within an existing retail food market; add landscape planters; and restripe parking lot to add five new parking spaces for a total of 103 spaces.

RATIONALE: The proposed project will not increase the existing interior retail area of the market and will use existing developed areas. The seating for the coffee retailer will not have a significant impact on parking demand and the five additional spaces and shared use of the existing market parking will be adequate. 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 July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



June 28, 2010

William Guidero
425 30th Street, #23
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#: 5-10-123-W

APPLICANT: William Weathers, Tr.

LOCATION: 210 34th Street, Newport beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing duplex and construction of a new 3,360 sq. ft., 29' high duplex with attached two car garage, 350 sq. ft. carport, and roof deck. 200 cubic yards of grading will be balanced on site.

RATIONALE: The subject lot is a 2,377 sq. ft. inland lot designated as 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 2010028, R2-145343). Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. The proposed development consists of demolition of the existing duplex and construction of a new three story duplex. Runoff is directed toward trench drains prior to discharge. The development proposes four tandem 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 **July 7-9, 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 17, 2010

Wayne Muckleroy
15332 Antioch Street, #315
Pacific Palisades, CA 90272

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#: 5-10-126

APPLICANT: Darren Seidel & Elaine Paul

LOCATION: 634 Alma Real Drive, Pacific Palisades.

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 8,429 square foot, two-story, 28 foot high, single-family residence with basement, attached 555 square foot garage, swimming pool, 9 foot high rear and side yard retaining walls, and approximately 2,100 cubic yards of grading.

RATIONALE: The project site is approximately 1/4 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles and not on a coastal or canyon bluff. The applicant has received an Approval in Concept No. ZA-2010-220 AIC from the City of Los Angeles Planning Department (1/27/10). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades, therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their July 7-9, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: 

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



June 17, 2010

Winston Roberts, LR Architecture
213 W. Alameda Avenue, #203
Burbank, CA 91502

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: 5-10-137**APPLICANT:** Ryan McGuire**LOCATION:** 1008-1010 Oakwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Add 180 square feet and convert an existing detached garage into a detached one-story, eleven-foot high, 380 square foot single-family residence on a 3,838 square foot lot with an existing one-story, 725 square foot single-family residence. Four parking spaces will be provided.

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 #DIR2010-1145-VSO, 5/6/10) and is consistent with the RD1.5-1 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. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 500 square feet of permeable landscaped area will be maintained on the 3,838 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 **July 9, 2010 meeting in Santa Rosa** 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

**A-5-PPL-00-028****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: June 25, 2010

SUBJECT: Permit No. A-5-PPL-00-028-A1 **GRANTED TO:** J. Paul Getty

FOR: Renovation and expansion of the Getty Villa and Museum facility (an addition of approximately 76,000 square feet to an existing 134,000 square-foot facility, for a new total of 210,000 square feet). Development includes construction of a 450-seat Outdoor Classical Theater and two partially subterranean parking structures for a net increase of 269 parking spaces for a total of 560 on-site parking spaces; parking spaces for up to 8 buses; remodel and expansion of ancillary facilities including the Auditorium, the Ranch House, the Garden Tea Room, the Bookstore and other maintenance and central plant facilities; grading and modification of on-site landscaping; widening of fire roads and the terminus of Los Liones Drive. The project includes approximately 163,300 cubic yards of cut and 45,500 cubic yards of fill.

PROJECT SITE: 17985 Pacific Coast Highway, Pacific Palisades

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):

Modify Special Condition No. 1(a) to increase maximum occupancy of the Outdoor Classical Theater from 450 to 500; and eliminate Special Condition 1(c), which prevents theater patrons from arriving before 7:00 p.m.

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):

With regards to the maximum occupancy, an updated traffic Study shows that the actual weekday vehicular trips is over 60% less than the original projections and that the on-site parking demand is only approximately 50% of the 360 space capacity, therefore, there is adequate on-site parking to support a 50 seat occupancy increase. The theater patron arrival restriction was required to ensure that there was adequate parking on-site for museum guests, and that potential overflow parking would not take up nearby public street and beach parking. Since it has been demonstrated that there is adequate parking on-site to support any overlap of museum patrons and theater patrons, the removal of the condition will not have an adverse

impact on public beach access. Furthermore, the removal of the time restriction will eliminate an unanticipated traffic safety hazard due to vehicle queuing by theater patrons on Pacific Coast Highway prior to 7:00 p.m.. The Commission, therefore, finds that the proposed amendment 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 Al J. Padilla at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



5-05-020-A2

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Peter Douglas, Executive Director
DATE: June 29, 2010
SUBJECT: Permit No. 5-05-020 granted to **Hearthside Homes** for:

Approval of Vesting Tentative Tract Map (VTTM) 15460 for the subdivision and development of two existing parcels into the 105.3-acre Brightwater community consisting of 349 residential lots on 67.9 acres and 37.1-acres of habitat restoration and public trail, located primarily on the upper bench of the Bolsa Chica Mesa. The project also includes the construction of 349 single-family homes and the construction of two local parks within the residential community. The 37.1-acre habitat area consists of a 29.2-acre coastal sage scrub and native grassland community located along the western and southern slope and bluff top edges and the construction of a 2.5-acre Los Patos Wetland and Southern Tarplant preserve. (The Los Patos Wetland and Southern Tarplant preserve is 2.5 gross acres and 2.9 net acres). The remaining 5 acres of the 37.1-acre habitat area is the existing Eucalyptus grove. Public access, including pedestrian, bicycle and vehicular access and public parking will be allowed throughout the community. Three vertical walkways providing resident access to the habitat trail will also be available to the public. The Los Patos Avenue frontage will also be widened, paved and landscaped creating 114 (unstriped) public parking spaces. The Tract Map also includes the creation of an 11.8-acre residual parcel located on the lower bench of the Bolsa Chica Mesa.

Grading consists of 440,000 cubic yards (220,000 c.y. cut, 220,000 c.y. fill). Infrastructure improvements include the construction of a 1.2-million gallon underground drinking water reservoir and aboveground pump station on 0.3 acres and a new 54" to 66" storm drain and rip-rap energy dissipater discharging treated runoff to the off-site Isolated Pocket Lowland area.

PROJECT SITE: 17201 Bolsa Chica Road, Huntington 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):

Three changes are proposed to the residential subdivision: (1) eliminate the previously approved 1.2 million gallon underground drinking water reservoir and above ground pump station (Lot 351) in order to allow the construction of a single family home; (2) reconfigure five residential lots (Lots 153 – 157) located between "B" Street and "E" Street (now Oceanridge, Sagatuck, Oceanknoll and Chilmark Streets) into

four lots, eliminating Lot 157 and increasing the size of the remaining four lots; and (3) redesign "S" Street and "T" Street (now Bristol Lane and Ashville Drive) to cul-de-sacs.

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 previously approved underground water reservoir and pump station are proposed to be eliminated because the project site will now receive water service from the City of Huntington Beach, eliminating the need for these on-site facilities. A residential unit will be built instead at that location. The new single family residence on the previous Public Facilities site will be consistent with the design standards approved for the rest of the homes within the subdivision. In order to maintain the same number of residential units (349) the applicant proposes to eliminate a residential unit elsewhere within the subdivision. Five lots (Lots 153-157) will be reconfigured, including the elimination of one of the lots (Lot 157). Of the four remaining lots, three lots will increase in size, by up to 3,267 square feet and one lot will decrease by 572 square feet. Although three of the four reconfigured lots will be slightly larger than nearby lots within the subdivision, the residential units to be built on the reconfigured lots will be no larger than the other homes within the subdivision. The residential units will be consistent with the approved design standards, including the height. "S" and "T" Streets were originally designed to connect to the existing streets within the adjacent Sandover Development. However the Sandover home owners association objects to the connection so the streets are now proposed as cul-de-sacs. The redesign of Bristol Lane and Ashville Drive into cul-de-sacs will not adversely impact public access to the public trail which is located on the southern edge of the subdivision as the two streets are located inland (north) of the subdivision entrance. Additionally, the streets will remain open for public vehicular and pedestrian access and parking. Therefore, the proposed changes to the approved project do not affect the project's conformance with the applicable Chapter policies of the Coastal Act.

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

**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

June 25, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Three Arch Bay C S D, Attn: Drew Harper,
Executive Director**

has applied for a one year extension of Permit No: **5-04-089-E4**

granted by the California Coastal Commission on: **August 9, 2005**

for **Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.**

at **Three Arch Bay Community, Laguna Beach (Orange County)**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: **MEG VAUGHN**
Coastal Program Analyst

cc: Local Planning Dept.

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

5-02-334-E6



June 30, 2010

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

Notice is hereby given that: **Ben Leeds**

has applied for a one year extension of Permit No: **5-02-334**,

granted by the California Coastal Commission on: June 11, 2003

for **Construction of a three-level, 3,100 square foot, 36-foot high single family home with five parking spaces and a one-story accessory building supported by 48, 24-inch concrete reinforced piles and grade beams, a spa, fountain, irrigated landscaping on a 4,289 square foot vacant bluff lot. The project also includes 850 cubic yards of cut, 50 cubic yards of fill, four horizontal drains and four vertical dewatering wells, two inclinometers (one of which is after-the fact), and removal of a wood retaining wall along the Castellammare property line.**

at **17633 Castellammare Drive, Pacific Palisades (Los Angeles County)**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: CHARLES POSNER
Coastal Program Analyst

cc: Local Planning Dept.

5-02-334-E6