

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
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W22-W26

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

For the

September Meeting of the California Coastal Commission

MEMORANDUM

Date: September 15, 2010

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast District Deputy Director (Los Angeles County)
Sherilyn Sarb, South Coast District Deputy Director (Orange County)
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the September 15, 2010 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

REGULAR WAIVERS

1. 5-10-135-W William & Wendy Morris (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-10-025-W Atlantic Richfield Company, Attn: Mr. Darrell K. Fah (Seal Beach, Orange County)
2. 5-10-060-W Masakazu & Hiroe Sekine (Newport Beach, Orange County)
3. 5-10-103-W City Of Newport Beach (Newport Beach, Orange County)
4. 5-10-143-W Michael Howarth (Newport Beach, Orange County)
5. 5-10-145-W Michael Sutherlin (Newport Beach, Orange County)
6. 5-10-158-W Mr. Gregory S. Fawley (Seal Beach, Orange County)
7. 5-10-160-W City Of Santa Monica Environmental & Public Works, Attn: Eric Bailey (Santa Monica, Los Angeles County)
8. 5-10-164-W Mahmoud Kaviani Trust, Attn: Mr. James Kaviani, Trustee (Corona Del Mar, Orange County)
9. 5-10-167-W Neva Briggs Day (Hermosa Beach, Los Angeles County)
10. 5-10-172-W Highland Group, LP, Attn: Mohammad Taghdiri (Santa Monica, Los Angeles County)
11. 5-10-181-W Gabriel Simon & Maria Zucchella (Santa Monica, Los Angeles County)
12. 5-10-184-W Paola Vezzulli (Santa Monica, Los Angeles County)

EMERGENCY PERMITS

1. 5-10-179-G Tennis Estates Homeowners Assoc. C/O Huntington West Properties (Huntington Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-07-376-A1 Daniel Scott Fitzgerald (Venice, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-07-085-E2 Lennar Homes, Attn: Donna Kelly (Newport Beach, Orange County)
2. 5-08-162-E1 Peter & Wendy Asher (Venice, Los Angeles County)

TOTAL OF 17 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-135-W William & Wendy Morris	Expansion of existing ocean-facing deck from 10ft. X 18ft. To a maximum of 33.6ft. X 18.5ft at the widest point.	2310 Plaza A La Playa, San Clemente (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>
5-10-025-W Atlantic Richfield Company, Attn: Mr. Darrell K. Fah	The project entails After-The Fact installation, operation and proposed expansion of an interim soil vapor extraction (SVE) system to mitigate shallow soil hydrocarbon vapors in the vicinity of the subject site. A Final Corrective Action Plan to deal with the hydrocarbon vapors is currently being prepared and the applicant is aware that the Final Corrective Action Plan will require a separate approval. The SVE system includes ten (10) SVE wells that were installed in July 2009 as part of a temporary SVE system. The temporary SVE system has been in operation since July 14, 2009. Based on the successful results of the SVE pilot test, the applicant proposes to install additional SVE wells and make the SVE system a permanent remedial alternative for the Site. The SVE system expansion includes the installation of fourteen (14) off-site and three (3) on-site SVE wells. The new wells will consist of two (2)-inch diameter PVC screen from approximately 3-7 feet below ground surface, and finished at surface with a 12-inch diameter Emco-Wheaton well box. The SVE well expansion project will also include trenching, installation of subsurface SVE conveyance piping and system manifold, natural gas and electrical utility connections, junction boxes, and construction of a SVE remedial system compound. Grading will consist of approximately 350 cubic yards of export to a location outside of the Coastal Zone.	490 Pacific Coast Highway ((Gasoline Service Station)), Seal Beach (Orange County)
5-10-060-W Masakazu & Hiroe Sekine	Construction of a new 2,765 sq. ft., 25.2ft. High, two story single family residence on a vacant lot.	210 43rd Street, Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-10-103-W City Of Newport Beach</p>	<p>Demolition of an existing 1-story building (previously a neighborhood grocery store) and its storage shed and then construction of a new at-grade surface public parking lot at the site. The new parking lot will provide thirty-one (31) regular public parking spaces and two (2) handicapped public parking spaces. The existing westerly Washington Street sidewalk will be widened to provide improved pedestrian access and circulation. One (1) additional on-street public parking space will be created on East Balboa Boulevard upon closing the Balboa Boulevard Driveway that once served the store. Access to the public parking lot will be provided off an existing alley on East Balboa Boulevard and an existing entrance along Washington Boulevard that is being upgraded in conjunction with this project. The parking spaces will be metered with a fee of \$1.50 per hour and will operate from 8am to 6pm. Drainage from the surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>608 Balboa Blvd E & 209 Washington Street, Newport Beach (Orange County)</p>
<p>5-10-143-W Michael Howarth</p>	<p>Demolition of existing single family residence and construction of a new 6,638 square foot, 26.3ft. High, 2 story single family residence.</p>	<p>2601 Waverly Drive, Newport Beach (Orange County)</p>
<p>5-10-145-W Michael Sutherlin</p>	<p>Demolition of existing privately used paved parking lot and construction of a new 2,269 square foot, 2 story, 25.75 foot high Single Family Residence.</p>	<p>101 E. Edgewater Ave, Newport Beach (Orange County)</p>
<p>5-10-158-W Mr. Gregory S. Fawley</p>	<p>Install a new 584 square foot one-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be approximately 13-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>136 Cottonwood Lane, Seal Beach (Orange County)</p>
<p>5-10-160-W City Of Santa Monica Environmental & Public Works, Attn: Eric Bailey</p>	<p>Within a two block area replace approximately 32,200 square feet of hardscape and asphalt concrete within the street right-of-way with approximately 15,300 square feet of new asphalt/concrete, 10,700 square feet of permeable paving and 6,200 square feet of landscaping consisting of native and drought tolerant non-invasive plants to create a variety of biofilter-swales, to improve the quality of storm water runoff. Dry wells will be installed and the existing water main will be replaced. The existing street width will be maintained, as well as the sidewalks, and existing street parking.</p>	<p>Longfellow Street, Marine Street, Navy Street, Ozone Street and Wilson Place, Santa Monica (Los Angeles County)</p>
<p>5-10-164-W Mahmoud Kaviani Trust, Attn: Mr. James Kaviani, Trustee</p>	<p>Conversion of existing duplex to 2 condominiums.</p>	<p>513 Begonia Ave., Corona Del Mar (Orange County)</p>

5-10-167-W Neva Briggs Day	Conversion of existing duplex to 2 condominiums.	1504 Monterey Blvd, Hermosa Beach (Los Angeles County)
5-10-172-W Highland Group, LP, Attn: Mohammad Taghdiri	Demolition of eight residential units and construction of a six unit, 28 foot high, residential condominium building with thirteen subterranean parking spaces.	3214-3218 Highland Avenue, Santa Monica (Los Angeles County)
5-10-181-W Gabriel Simon & Maria Zucchella	Demolition of a single-family residence and construction of a 2,042 square foot, 22 foot high, single-family residence. Parking is provided within an existing separate two car garage.	2331 5th Street, Santa Monica (Los Angeles County)
5-10-184-W Paola Vezzulli	Demolition of a 1,824 square foot second unit and addition of approximately 2,000 square feet to the remaining single-family residence for a total square footage of 2,553 square feet. The two story addition will be 23 feet in height, and two parking spaces will be provided within an attached garage.	606 Marine Street, Santa Monica (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-179-G Tennis Estates Homeowners Assoc. C/O Huntington West Properties	One of the large branches of a tree at Tennis Estates broke on Sunday August 1, 2010 and fell over the exterior boundary wall, outside the Tennis Estates property line, onto Humboldt Drive, a public street.	Southwest Corner Of Humboldt Drive And Saybrook Lane, Huntington Beach (Orange County)

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-376-A1 Daniel Scott Fitzgerald	Remove a 50-foot high roof access structure and revise the previously approved project plans to allow the completion of a four-level, 45-foot high, 5,559 square foot single-family residence with an attached three-car garage on a vacant lagoon-fronting lot.	4111 Roma Court (Lot 3, Block 8, Silver Strand), Venice (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-07-085-E2 Lennar Homes, Attn: Donna Kelly</p>	<p>Demolition of existing tennis complex and construction of 79 residential townhome units on a 4.25 acre site, including 3 buildings ranging from 50-60 feet in height above grade, totaling approximately 205,679 square feet and approximately 97,231 square feet of subterranean parking, landscaping, hardscaping, and open space, and payment of a \$5,000,000.00 mitigation fee.</p>	<p>900 Newport Center Drive, Newport Beach (Orange County)</p>
<p>5-08-162-E1 Peter & Wendy Asher</p>	<p>Three-story addition (consisting of two levels of living space and a ground-level garage) onto the rear of an existing two-story, 1,053 square foot single-family residence on a 2,850 square foot canal-fronting lot, resulting in a three-level, thirty-foot high, 2,522 square foot single-family residence with an attached two-car garage.</p>	<p>232 Sherman Canal, Venice (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



August 30, 2010

William and Wendy Morris
2310 Plaza A. La Playa
San Clemente, CA 92672

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#: 5-10-135-W

APPLICANT: William and Wendy Morris

LOCATION: 2310 Plaza A La Playa, San Clemente, Orange County

PROPOSED DEVELOPMENT: Expansion of existing ocean-facing deck from 10' x 18' to a maximum of 33.6' x 18.5' at the widest point.

RATIONALE: The subject lot is a 9,114 sq. ft. beachfront lot designated as Single Family Residential in the City's certified Land Use Plan. A public trail and a drainage culvert exists between the house and the public beach. The proposed project has been approved by the City of San Clemente Planning Department. The subject site is located within 300 feet from the inland extent of a beach, therefore Commission approval is necessary. The proposed development consists of a new deck addition to the south of the existing 10' x 18' deck, which will widen the deck by approximately 20 feet. The new deck addition will be 2.5 feet closer to the public beach than the existing deck; however the proposed deck extension will still be 7.5 feet behind the deck of the residence to the south. Therefore the proposed project meets string-line requirements for accessory structures. Construction of the project will be coordinated with construction for Permit 5-09-083, the City of San Clemente's Plaza La Playa Floodwall project. The project includes removal of one bottlebrush tree, one aloe vera plant, and removal of ice plant. 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 **September 15-17, 2010**, meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____ (signature on file) _____
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



August 30, 2010

Stantec Consulting Corporation
Attn: Michael Weber
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361

**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#: 5-10-025 **APPLICANT:** Atlantic Richfield Company

LOCATION: 490 Pacific Coast Highway (Gasoline Service Station) and in the following adjacent public right of way areas that includes Galleon Way, Schooner Way, and the alley between Galleon Way and Corsair Way; Seal Beach (Orange County)

PROPOSED DEVELOPMENT: The project entails After-The Fact installation, operation and proposed expansion of an interim soil vapor extraction (SVE) system to mitigate shallow soil hydrocarbon vapors in the vicinity of the subject site. A Final Corrective Action Plan to deal with the hydrocarbon vapors is currently being prepared and the applicant is aware that the Final Corrective Action Plan will require a separate approval. The SVE system includes ten (10) SVE wells that were installed in July 2009 as part of a temporary SVE system. The temporary SVE system has been in operation since July 14, 2009. Based on the successful results of the SVE pilot test, the applicant proposes to install additional SVE wells and make the SVE system a permanent remedial alternative for the Site. The SVE system expansion includes the installation of fourteen (14) off-site and three (3) on-site SVE wells. The new wells will consist of two (2)-inch diameter PVC screen from approximately 3-7 feet below ground surface, and finished at surface with a 12-inch diameter Emco-Wheaton well box. The SVE well expansion project will also include trenching, installation of subsurface SVE conveyance piping and system manifold, natural gas and electrical utility connections, junction boxes, and construction of a SVE remedial system compound. Grading will consist of approximately 350 cubic yards of export to a location outside of the Coastal Zone.

RATIONALE: The subject sites (490 Pacific Coast Highway and public right of ways) are inland areas not located between the first public road and the sea. While a majority of these new wells will be constructed in the public right-of-way (i.e. streets), they will be placed underground and situated to avoid obstructing pedestrian/vehicle movement and they will not adversely impact public access to the beach, which exists at the end of 5th Street. The proposed project design is compatible with the character of surrounding development and does not have any negative effects 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 September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



September 2, 2010

City of Newport Beach Public Works Department
Attn: Fong Tse
3300 Newport Boulevard
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#: 5-10-103 **APPLICANT:** City of Newport Beach Public Works Department
Attn: Fong Tse

LOCATION: 600 East Balboa Boulevard & 209 Washington Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 1-story building (previously a neighborhood grocery store) and its storage shed and then construction of a new at-grade surface public parking lot at the site. The new parking lot will provide thirty-one (31) regular public parking spaces and two (2) handicapped public parking spaces. The existing westerly Washington Street sidewalk will be widened to provide improved pedestrian access and circulation. One (1) additional on-street public parking space will be created on East Balboa Boulevard upon closing the Balboa Boulevard Driveway that once served the store. Access to the public parking lot will be provided off an existing alley on East Balboa Boulevard and an existing entrance along Washington Boulevard that is being upgraded in conjunction with this project. The parking spaces will be metered with a fee of \$1.50 per hour and will operate from 8am to 6pm. Drainage from the surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The subject site consists of an approximately 10,000 square foot inland lot not located between the first public road and the sea and is designated as Mixed Use-Vertical (MU-V) in the City of Newport Beach Land Use Plan (LUP). The MU-V designation provides for commercial and mixed use development and the proposed public parking lot is consistent with this designation since it supports the commercial and visitor serving designated area by providing parking for these uses. No existing public parking spaces will be impacted by this project as the project instead will provide additional public parking in an area where parking is minimal and is also a primary area for coastal access. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. 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 September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
KARL SCHWING
Orange County Area Supervisor

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

August 30, 2010



Christopher Brando
930 6th Street
Hermosa beach, CA 90254

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

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

WAIVER#: 5-10-143-W**APPLICANT: Michael Howarth****LOCATION: 2601 Waverly Drive, Newport Beach, Orange County****PROPOSED DEVELOPMENT:** Demolition of existing single family residence and construction of a new 6,638 square foot, 26.3' high, 2 story Single Family Residence.

RATIONALE: The subject lot is an 8072 sq. ft. inland lot designated as Single Unit Residential in the City's Certified Land Use Plan. Although an inland lot, it is located between the first public road (Coast Highway) and the sea because the subject site is located in the locked gate community of Bayshores. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2010035). Runoff will be directed to either infiltration trenches, or directed towards landscaped pervious areas prior to discharge to the City's storm drain system. The development proposes a three car garage, 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 **September 15-17, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____ (signature on file) _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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

August 30, 2010



LS Architects
Attn: Scott Laidlaw
3111 Second Ave
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#: 5-10-145-W

APPLICANT: Michael and MaryLynn Sutherlin

LOCATION: 101 E. Edgewater Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing privately used paved parking lot and construction of a new 2,269 square foot, 2 story, 25.75 foot high Single Family Residence.

RATIONALE: The subject lot is a 2100 sq. ft. bayfront lot designated as Single Family Residential in the City's Certified Land Use Plan. A public walkway lies between the subject site and the bay. No work on the bulkhead is proposed. The proposed project does not qualify for the City of Newport Beach's Categorical Exclusion because it is located within the first row of homes adjacent to the bay. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2010031). The proposed development consists of demolition of the existing vacant paved parking lot, and construction of a new two story, 25.75 foot high, 2,269 square foot single family residence. The privately owned and used parking to be demolished was for convenience purposes of the owner and was not parking required to meet City or Commission parking requirements. Runoff from the developed site will be directed to a fossil fuel filter chamber prior to discharge into the city's public storm drain system. The development proposes a two car garage, 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 **September 15-17, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

Original Signed By
by: _____ (signature on file)
KARL SCHWING
Supervisor Regulation and Planning

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



August 30, 2010

Greg Fawley
317 ½ 15th Street
Seal Beach, CA 90740

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

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

WAIVER#: 5-10-158 **APPLICANT:** Greg Fawley

LOCATION: 136 Cottonwood Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Install a new 584 square foot one-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will be approximately 13-feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located between the first public road and the sea. The lot size is 1,148 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file) ✓
KARL SCHWING
Orange County Area Supervisor

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



August 25, 2010

Eric Bailey
Environmental & Public Works
City of Santa Monica
1437 4th Street
Santa Monica, CA 90401

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

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

WAIVER#: 5-10-160

APPLICANT: City of Santa Monica

LOCATION: Longfellow Street, Marine Street Navy Street, Ozone Street and Wilson Place, City of Santa Monica

PROPOSED DEVELOPMENT: Within a two block area replace approximately 32,200 square feet of hardscape and asphalt concrete within the street right-of-way with approximately 15,300 square feet of new asphalt/concrete, 10,700 square feet of permeable paving and 6,200 square feet of landscaping consisting of native and drought tolerant non-invasive plants to create a variety of biofilter-swales, to improve the quality of storm water runoff. Dry wells will be installed and the existing water main will be replaced. The existing street width will be maintained, as well as the sidewalks, and existing street parking.

RATIONALE: The proposed water quality improvement project will reduce impervious street surface and allow runoff to be collected and infiltrate into the soil. Traffic flow and parking will be maintained and will not be impacted. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
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

August 30, 2010



NSC Enterprises
Attn: Sheila Kaviani
PO Box 982
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#: 5-10-164-W**APPLICANT: Mahmoud Kaviani Trust****LOCATION: 513 Begonia Ave, Corona Del Mar, Orange County****PROPOSED DEVELOPMENT: Conversion of existing duplex to 2 condominiums.**

RATIONALE: The subject lot is a 4,956 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 1809-2008). The proposed development consists of conversion of the existing 4900 sq. ft. duplex to a two unit condominium. No demolition or construction is proposed. 6 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 15-17, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____ (signature on file) _____
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

August 23, 2010



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

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

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

WAIVER#: 5-10-167-W**APPLICANT: Neva Briggs Day****LOCATION: 1504 Monterey Blvd, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT: Conversion of existing duplex to 2 condominiums.**

RATIONALE: The subject lot is a 1,250 sq. ft. inland lot designated as Single Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Hermosa Beach Planning Department. The proposed development consists of construction of a 1973 sq. ft. three story single family residence on the site of a previous single family residence demolished under Permit Waiver 5-08-041-W. 4 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable surfaces for infiltration, with excess runoff directed to the City's public storm drain system. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 15-16, 2010** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____ (signature on file) _____
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



August 25, 2010

Highland Group, LP
1905 Nashville Street
Northridge, CA 91326

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#: 5-10-172

APPLICANT: Highland Group, LP

LOCATION: 3214-3218 Highland Avenue, Santa Monica

PROPOSED DEVELOPMENT: Demolition of eight residential units and construction of a six unit, 28 foot high, residential condominium building with thirteen subterranean parking spaces.

RATIONALE: The proposed project is located approximately ½ mile from the beach and within a developed residential neighborhood, and is zoned OP2 (Ocean Park Low Multiple Family). The project is consistent with the residential character of the surrounding area and is providing two parking spaces per unit with one quest space, consistent with past Commission permit action. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
↳ (signature on file)
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



August 25, 2010

Scott Sullivan
828 11th St. #5
Santa Monica, CA 90403

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#: 5-10-181

APPLICANT: Gabriel Simon & Maria Zucchella

LOCATION: 2331 5th Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a single-family residence and construction of a 2,042 square foot, 22 foot high, single-family residence. Parking is provided within an existing separate two car garage.

RATIONALE: The proposed project is located approximately ½ mile from the beach and within a developed residential neighborhood, and is zoned OP2 (Ocean Park Low Multiple Family). The project is consistent with the residential character of the surrounding area and is providing two parking spaces consistent with past Commission permit action. The development will incorporate best management practices by directing runoff to landscape/ permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
 (signature on file)
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



August 25, 2010

Claudio Condejas
Klacen Group
3810 Clenalbyn
Los Angeles, CA 90065

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#: 5-10-184

APPLICANT: Paola Vezzulli

LOCATION: 606 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Demolition of a 1,824 square foot second unit and addition of approximately 2,000 square feet to the remaining single-family residence for a total square footage of 2,553 square feet. The two story addition will be 23 feet in height, and two parking spaces will be provided within an attached garage.

RATIONALE: The proposed project is located approximately ½ mile from the beach and within a developed residential neighborhood, and is zoned OP2 (Ocean Park Low Multiple Family). The project is consistent with the residential character of the surrounding area and is providing two parking spaces consistent with past Commission permit action. The development will incorporate best management practices by directing runoff to landscape/ permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 15-17, 2010 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
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

**EMERGENCY PERMIT**

DATE: AUGUST 23, 2010

EMERGENCY PERMIT: 5-10-179-G

APPLICANT: Tennis Estates Homeowners Association
c/o Huntington West Properties

LOCATION: Southwest corner of Humboldt Drive and Saybrook Lane, Huntington Beach,
Orange County

EMERGENCY WORK PROPOSED: Removal of the remaining partially broken Allepo Pine tree branch using hand equipment. The subject tree is used for egret nesting and contains approximately 34 nests, some of which are active. Remove fallen branch from the public sidewalk along Humboldt Drive that was cut up and moved to this location by the City of Huntington Beach after removing the partially fallen branch from Humboldt Drive in order to restore traffic flow. No trimming or removal activities are approved for tree C-35, or any other trees. The trees on the site are subject to Commission Cease and Desist Order # CCC-06-CD-12.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of partially broken tree branch requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

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

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

Very Truly Yours,

Peter M. Douglas
Executive Director

By: Original Signed By
(signature on file)
Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit with the City of Huntington Beach to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.

For Emergency Shoreline Protection Projects:

7. If rock is used to construct the shoreline protective device, only clean, large rock shall be used. No fill materials or construction spoils shall be used. Applicant shall promptly remove without the aid of heavy machinery any rock that becomes dislodged and deposited on the beach.
8. OTHER: In order to avoid further disruption to nesting/roosting herons/egrets, no chain saw or any other mechanized equipment may be used to remove the partially hanging branch on the tree located at the southwest corner of Humboldt Drive and Saybrook Lane. However, after the branch is removed by hand, you may use a chain saw to cut the branch into small pieces, as long as such activity is done at a minimum distance of 300 ft. away from ANY nesting/roosting tree.
9. A biologist shall be onsite during branch removal and clean-up. The biologist shall provide written documentation of any egg/chick/juvenile bird mortality caused by the fallen branch, subject to the review and approval of the Executive Director. The biologist shall inspect all limbs cut and piled by City of Huntington Beach to determine whether nests/eggs/chicks (alive or dead) are present. Further, the biologist shall be present during clean-up activity and determine whether this activity impacts nesting/roosting herons or egrets. If the biologist determines that such activity is impacting heron/egret nesting and/or roosting, clean-up activity shall be moved further than the minimum 300 feet until such activity does not impact nesting/roosting herons/egrets.
10. All proposed (including after-the-fact) trimming/removal activities must go through the regular CDP application process, at which time mitigation of impacts should be

addressed. The City of Huntington Beach has permit authority in this area, so the application must be made to the City of Huntington Beach. The Commission retains appeal jurisdiction over this area.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

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

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department

CALIFORNIA COASTAL COMMISSION

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

5-07-376-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 2 September 2010

SUBJECT: Coastal Development Permit No. 5-07-376 granted to Coastline Lofts, LLC on February 7, 2008 (and subsequently transferred to Daniel Scott Fitzgerald) for:

Construction of a four-level, 45-foot high, 4,050 square foot single-family residence with an attached two-car garage on a vacant lagoon-fronting lot.

AT: 4111 Roma Court, Venice, City of Los Angeles, Los Angeles County.

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

DESCRIPTION OF AMENDMENT REQUEST:

Remove a 50-foot high roof access structure and revise the previously approved project plans to allow the completion of a four-level, 45-foot high, 5,559 square foot single-family residence with an attached three-car garage on a vacant lagoon-fronting lot.

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 change to the previously approved single-family residence (removal of a 50-foot high roof access stairway enclosure and additional enclosed floor area within four levels) proposed by this amendment complies with all previously imposed conditions of Coastal Development Permit 5-07-376 and the standards and limitations for structures that are set forth in the certified City of Los Angeles Land Use Plan (LUP) for Venice. The removal of the portion of the building that exceeds the 45-foot height limit will reduce its visibility from the public walkways on the banks of Ballona Lagoon and will improve visual resources. Therefore, the proposed amendment is consistent with the underlying permit approval and will not result in any adverse impacts to coastal resources or public access. The amendment request is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

If you have any questions about the proposal, please contact **Charles Posner** at the Commission's South Coast District 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



5-07-085-e2

September 3, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that **Lennar Homes** has applied for a one year extension of California Coastal Commission Permit **5-07-085**, as amended, granted by the California Coastal Commission on **September 5, 2007** for:

Demolition of existing tennis complex and construction of 79 residential townhome units on a 4.25 acre site, including 3 buildings ranging from 50-60 feet in height above grade, totaling approximately 205,679 square feet and approximately 97,231 square feet of subterranean parking, landscaping, hardscaping, and open space, and payment of a \$5,000,000.00 mitigation fee.

at: **900 Newport Center Drive, Newport Beach (Orange County) 442-011-41**

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

CALIFORNIA COASTAL COMMISSION

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



5-08-162-e1

September 3, 2010

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that **Peter Asher** has applied for a one year extension of California Coastal Commission Permit **5-08-162**, as amended, granted by the California Coastal Commission on **September 10, 2008** for:

Three-story addition (consisting of two levels of living space and a ground-level garage) onto the rear of an existing two-story, 1,053 square foot single-family residence on a 2,850 square foot canal-fronting lot, resulting in a three-level, thirty-foot high, 2,522 square foot single-family residence with an attached two-car garage.

at: **232 Sherman Canal, Venice, City of Los Angeles, 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