

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT

200 Oceangate, 10th Floor

LONG BEACH, CA 90802-4416

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

www.coastal.ca.gov

Items W6 & Th15.5

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

For the January 2011 Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: January 11, 2011

TO: Commissioners and Interested Parties

FROM: Sherilyn Sarb, South Coast District Deputy Director, Orange County

John Ainsworth, South Coast District Deputy Director, Los Angeles County

SUBJECT: *Deputy Director's Report (Orange and Los Angeles County)*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for Orange and Los Angeles County items for the January 2011 Coastal Commission hearing. The items in this document will be reported to the Commission on separate dates, with Orange County items to be reported on January 12th and Los Angeles County items on January 13th, as follows:

On Wed., January 12, 2011, the following items for Orange County will be reported to the Commission:

DE MINIMIS WAIVERS

1. 5-10-219-W California State Parks, Attn: Todd Lewis; Crystal Cove Alliance (Newport Beach, Orange County)
2. 5-10-240-W Mr. & Mrs. Creighton Mills (Newport Beach, Orange County)

On Thurs., January 13, 2011, the following items for Los Angeles County will be reported to the Commission:

DE MINIMIS WAIVERS

3. 5-10-270-W David Cox (Venice, Los Angeles County)
4. 5-10-274-W Marie & Jean Pedersen (Santa Monica, Los Angeles County)
5. 5-10-285-W Mr. & Mrs. Fred Jungles (San Pedro, Los Angeles County)

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

**W6 &
TH15.5**



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

For the

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 13, 2011

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 January 13, 2011 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DE MINIMIS WAIVERS

1. 5-10-219-W California State Parks, Attn: Todd Lewis; Crystal Cove Alliance (Newport Beach, Orange County)
2. 5-10-240-W Mr. & Mrs. Creighton Mills (Newport Beach, Orange County)
3. 5-10-270-W David Cox (Venice, Los Angeles County)
4. 5-10-274-W Marie & Jean Pedersen (Santa Monica, Los Angeles County)
5. 5-10-285-W Mr. & Mrs. Fred Jungles (San Pedro, Los Angeles County)

TOTAL OF 5 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-219-W California State Parks, Attn: Todd Lewis Crystal Cove Alliance	California State Parks is proposing to renovate the Shake Shack concession located within Crystal Cove State Park to comply with the Americans with Disabilities Act (ADA). Proposed improvements include the repaving and striping of existing parking lot to create an ADA approved van parking and loading/unloading area, demolition of current approximately 340 sq.ft. deck/seating area and construction of a new 760 sq.ft. deck/seating area on north side of restaurant, and modification of existing restroom to new ADA accessible public restroom. Additional improvements include adding 40 square feet to the landward side of the building for an expanded/revamped food preparation area, and modifications to the interior of the existing building such as the removal of existing service counter and installation of new ADA accessible service counter, various commercial kitchen equipment upgrades, installation of a 750 gallon grease interceptor, new mop sink, addition of walk-in-refrigerator/freezer, and old service windows removed and new service windows installed to provide more utility to the existing restaurant's kitchen area.	7703 E. Coast Highway, Newport Beach (Orange County)
5-10-240-W Mr. & Mrs. Creighton Mills	Demolition of existing duplex, and construction of a new, 29ft. high, 2708 sq. ft. duplex.	211 Garnet Ave, Newport Beach (Orange County)
5-10-270-W David Cox	Construction of a two-story, 23-foot high, 1,131 square foot single-family residence (with a three-car garage on the ground floor) on the rear half of a 5,200 square foot lot with an existing one-story, 1,095 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.	626 Brooks Ave, Venice (Los Angeles County)
5-10-274-W Marie & Jean Pedersen	Connection of two-single family residence into one single-family residence by construction a 223 square foot one-story addition with mezzanine.	2230 5th Street, Santa Monica (Los Angeles County)
5-10-285-W Mr. & Mrs. Fred Jungles	Convert a 3,041 square foot single-family residence to a duplex with six existing on-site parking spaces.	1771 Crescent Ave., San Pedro (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



January 4, 2011

Todd Lewis
California State Parks & Crystal Cove Alliance
8471 N. Coast Highway
Laguna Beach, CA 92651

**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#: 5-10-219-W **APPLICANT:** California State Parks & Crystal Cove Alliance

LOCATION: Ruby's Shake Shack in Crystal Cove State Park
7703 East Coast Highway, Newport Beach, Orange County

PROPOSED DEVELOPMENT: California State Parks is proposing to renovate the Shake Shack concession located within Crystal Cove State Park to comply with the Americans with Disabilities Act (ADA). Proposed improvements include the repaving and striping of existing parking lot to create an ADA approved van parking and loading/unloading area, demolition of current approximately 340 sq.ft. deck/seating area and construction of a new 760 sq.ft. deck/seating area on north side of restaurant, and modification of existing restroom to new ADA accessible public restroom. Additional improvements include adding 40 square feet to the landward side of the building for an expanded/revamped food preparation area, and modifications to the interior of the existing building such as the removal of existing service counter and installation of new ADA accessible service counter, various commercial kitchen equipment upgrades, installation of a 750 gallon grease interceptor, new mop sink, addition of walk-in-refrigerator/freezer, and old service windows removed and new service windows installed to provide more utility to the existing restaurant's kitchen area.

RATIONALE: The subject site is located along the seaward side of Coast Highway, adjacent to the Crystal Cove Cottage Historic District within Crystal Cove State Park. The project is intended to bring the existing facility up to current American's with Disabilities Act (ADA) standards. As determined by a State Parks staff ecologist, the project will not displace sensitive native habitat. The proposed project will not create any adverse impacts on existing public access in the area. Public access to the beach exists immediately seaward of the project site at Crystal Cove State Beach. Although the project will result in a net loss of 2 parking spaces, such loss will not significantly adversely impact public access in this case because these parking spaces are generally not used by beach patrons. Instead, beach access parking is provided at a nearby State Park parking lot. Furthermore, a majority of patrons of the Shake Shack are visitors to the beach and Historic District, whom have already parked at the State Park parking lot. The proposed deck, an ancillary structure, will be located at least 5 feet from the slope edge. Water quality management measures are proposed. The existing structure is not identified as a historic structure and thus was not made part of the 'historic district' in the Public Works Plan/Crystal Cove Historic District Preservation & Public Use Plan. The proposed development will not result in adverse impacts to coastal access, water quality, coastal resources, public recreation or coastal views. The proposed development requires Commission consideration because, although the building is identified as an existing concession, the specific project was not previously contemplated and therefore is not contained in the certified Public Works Plan (PWP). Nonetheless, the proposed development is consistent with the land use designation in the PWP, 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 January 12, 2011 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
Supervisor, Regulation & Planning
Orange County Area

12/27/10

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

APPLICANT: Susan and Creighton Mills

by: KARL SCHWING
Supervisor Regulation and Planning

CALIFORNIA COASTAL COMMISSION

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



December 23, 2010

David Cox
626 Brooks Avenue
Venice, CA 90291

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

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

WAIVER: 5-10-270

APPLICANT: David Cox

LOCATION: 626 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 23-foot high, 1,131 square foot single-family residence (with a three-car garage on the ground floor) on the rear half of a 5,200 square foot lot with an existing one-story, 1,095 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2010-2931, 10/26/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's thirty-foot height limit for structures with varied rooflines in the Oakwood area of Venice, and the resulting two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (four spaces). Vehicular access to the on-site parking is provided only from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,675 square feet of permeable landscaped area will be maintained on the 5,200 square foot project site). 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 **January 13, 2011 meeting in Long Beach** 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



December 23, 2010

Chris Salas
10652 Deering Avenue
Chatsworth, CA 91311

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#: 5-10-274

APPLICANT: Marie & Jean Pedersen

LOCATION: 2230 5th Street, Santa Monica

PROPOSED DEVELOPMENT: Combine two-single family residences into one single-family residence by constructing a 223 square foot one-story addition with mezzanine.

RATIONALE: The proposed project is located approximately 1/2 mile from the beach and within a developed residential neighborhood, and is zoned OP2(Low Multiple Residential). The project is consistent with the residential character of the surrounding area and is maintaining the existing two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and/or to a drywell to reduce urban runoff. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 12-14, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 27, 2010

Shawn Questa
2017 Lomita Boulevard, #2309
Lomita, Ca 90717

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#: 5-10-285W

APPLICANT: Marquerite Jungles

LOCATION: 1771 Crescent Avenue, San Pedro

PROPOSED DEVELOPMENT: Convert a 3,041 square foot single-family residence to a duplex with six existing on-site parking spaces.

RATIONALE: The proposed project is approximately .25 miles from the ocean (Port of Los Angeles' Main channel) and located in a residential neighborhood on a R2 (multiple family) zoned lot, and is consistent with the character and scale of the area. The project will maintain the existing six on-site parking spaces. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 12-14, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director


Al J. Padilla
Coastal Program Analyst