

**CALIFORNIA COASTAL COMMISSION**  
SOUTH COAST DISTRICT200 Oceangate, 10th Floor  
LONG BEACH, CA 90802-4416  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

W19/Th6

**SOUTH COAST DISTRICT (LONG BEACH)  
DEPUTY DIRECTOR'S REPORT***For the****October Meeting of the California Coastal Commission***

MEMORANDUM

Date: October 5, 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 October 5, 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.

**REGULAR WAIVERS**

1. 5-10-276-W Mr. Peter Filsinger (Pacific Palisades, Los Angeles County)
2. 5-11-115-W Mr. Jon Muller (Newport Beach, Orange County)
3. 5-11-166-W Mr. & Mrs. Bill Quinn (San Clemente, Orange County)
4. 5-11-219-W Mr. Steven M. Slayden (Venice, City Of Los Angeles, Los Angeles County)

**DE MINIMIS WAIVERS**

1. 5-11-181-W Mr. Marc Forster (Los Angeles, Los Angeles County)
2. 5-11-186-W Robert H. Murphy, Living Trust, Attn: Mr. Robert Murphy (Newport Beach, Orange County)
3. 5-11-192-W Ms. Deborah Collins (Newport Beach, Orange County)
4. 5-11-195-W Mr. & Mrs. Cacey (Seal Beach, Orange County)
5. 5-11-197-W Mrpn Enterprises, Attn: Mr. Pari Withjack (Newport Beach, Orange County)
6. 5-11-199-W Fresh & Easy Neighborhood Market, Attn: Mr. Adam Mayfield (Seal Beach, Orange County)
7. 5-11-200-W Matthew Royce (Venice, City Of Los Angeles, Los Angeles County)
8. 5-11-204-W Mr. Dennis Gibbens (Venice, City Of Los Angeles, Los Angeles County)
9. 5-11-205-W City Of Long Beach (Long Beach, Los Angeles County)
10. 5-11-214-W Mr. Steven Jillings (Venice, City Of Los Angeles, Los Angeles County)
11. 5-11-215-W City Of Santa Monica, Attn: Alex Parry (Santa Monica, Los Angeles County)
12. 5-11-225-W City Of Los Angeles, Dept. Of Public Works, Attn: Ms. Catalina Hernandez, Environmental Specialist (San Pedro, Los Angeles County)

**IMMATERIAL AMENDMENTS**

1. 5-02-385-A7 Los Angeles County Department Of Beaches And Harbors, Attn: Joseph Chesler (, Los Angeles County)

**EXTENSION - IMMATERIAL**

1. 5-07-085-E3 Hhr Newport Beach, Llc (Newport Beach, Orange County)

**TOTAL OF 18 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>
<b>5-10-276-W</b> Mr. Peter Filsinger	Addition of 177 square feet, roof replacement, drainage improvements, and new patio, to an existing 1780 sq. ft. single family residence	213 Pintoresca Drive, Pacific Palisades (Los Angeles County)
<b>5-11-115-W</b> Mr. Jon Muller	Remodel and addition to an existing 4,230 square foot three-story, single-family residence with an attached 400 square foot two-car garage. The project more specifically consists of: 1) an addition of 110 square feet to the existing 3rd floor; and 2) replacing the "flat" roof with a new "sloping" roof. Post project, the residence will be a three-story, single-family residence consisting of 4,340 square feet with an attached 400 square foot two-car garage. The maximum height of the structure will be 29' above existing grade. No grading is proposed.	3200 Breakers Drive (Corona del Mar), Newport Beach (Orange County)
<b>5-11-166-W</b> Mr. & Mrs. Bill Quinn	New concrete block side yard fence and repair of existing wood fence along the coastal canyon edge on a single family coastal canyon lot. Landscaping or vegetation removal is not proposed within the coastal canyon	2460 S. Ola Vista, San Clemente (Orange County)
<b>5-11-219-W</b> Mr. Steven M. Slayden	Enlarge an existing one-story, 1,212 square foot single-family residence by constructing a 176 square foot first-floor addition and a 492 square foot, 20-foot high second floor addition; resulting in a 20-foot high, 1,880 square foot single-family residence (including the attached 375 square foot two-car garage).	2310 Grand Canal, Venice, City Of Los Angeles (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>
<b>5-11-181-W</b> Mr. Marc Forster	New 998 sq. ft. 19' high detached guest house.	16 Mabry Rd., Los Angeles (Los Angeles County)
<b>5-11-186-W</b> Robert H. Murphy, Living Trust, Attn: Mr. Robert Murphy	Demolition of the existing single family residence, installation of temporary lawn, fill in pool, and temporary 6' fence on property line. Grading consists of 107 cubic yards of fill.	1014 Polaris Drive, Newport Beach (Orange County)

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-11-192-W</b> Ms. Deborah Collins</p>	<p>Demolition of an existing single-family dwelling and construction of a new three-story 3,864 square foot single-family residence with an attached 563 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 82 cubic yards of cut for purposes of recompaction, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system</p>	<p>2140 Granada Ave, Newport Beach (Orange County)</p>
<p><b>5-11-195-W</b> Mr. &amp; Mrs. Cacey</p>	<p>Remodel and addition to an existing 1,387 square foot, three-story single-family residence with an attached 410 square foot two-car garage. The proposed project more specifically consists of: 1) an addition of 32 square feet to the existing 1st floor; 2) an addition of 94 square feet to the existing 2nd floor; 3) an addition of 64 square feet to the existing 3rd floor; and 4) a new 521 square foot roof top deck with a 45 square foot roof top deck access structure. Post project: the single-family residence will be three-stories consisting of 1,623 square feet with an attached 410 square foot two-car garage with a 521 square foot roof deck. The maximum height of the structure will be 42' above existing grade (The overall height of the building is 35', but including the top of the roof top access structure, it will reach 42 above finished grade). No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.</p>	<p>C-6 Surfside Ave, Seal Beach (Orange County)</p>
<p><b>5-11-197-W</b> Mrpn Enterprises, Attn: Mr. Pari Withjack</p>	<p>Conversion of the existing two unit duplex into a two unit condominium</p>	<p>620 Begonia Ave (Corona Del Mar), Newport Beach (Orange County)</p>
<p><b>5-11-199-W</b> Fresh &amp; Easy Neighborhood Market, Attn: Mr. Adam Mayfield</p>	<p>Demolition of an existing 1,762 square foot, one-story Jack-In-The-Box restaurant and construction of a 4,320 square foot, one-story Fresh &amp; Easy Neighborhood Market with twenty-one (21) parking spaces provided on site. The building will be approximately 23-feet in height above finished grade. Grading will consist of 1,300 cubic yards of cut for recompaction, which will balance on site. Drainage from the surface water sheet flow will be directed onto permeable areas (bio-swale and porous pavement) before entering the main storm drain system.</p>	<p>800 Pacific Coast Hwy, Seal Beach (Orange County)</p>
<p><b>5-11-200-W</b> Matthew Royce</p>	<p>Demolition of a detached two-car garage on a 3,822 square foot lot developed with a one-story, 1,341 square foot single-family residence. The existing single-family residence will be enlarged and converted into a two-story, 25-foot high (with two 34-foot high roof access structures) 3,084 square foot duplex with two two-car garages on the ground floor.</p>	<p>701 Broadway, Venice, City Of Los Angeles (Los Angeles County)</p>
<p><b>5-11-204-W</b> Mr. Dennis Gibbens</p>	<p>Demolition of a one-story, 842 square foot single-family residence and detached accessory building on a 4,800 square foot lot, and construction of two 25-foot high, two-story single-family residences (1,344 and 2,699 square feet respectively) with five on-site parking spaces.</p>	<p>547 Vernon Ave, Venice, City Of Los Angeles (Los Angeles County)</p>

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-11-205-W</b> City Of Long Beach</p>	<p>Upgrade the Pierpoint Landing Sewage Lift Station in Shoreline Aquatic Park, including: 1) remove and replace two existing pumps within an existing underground vault; 2) construct a one-foot high, 8' x 8' concrete and steel cover over the existing underground vault; 3) excavate and construct a new 10.5-foot deep, sixty-inch diameter underground emergency overflow vault next to the existing pump vault; and 4) install a six-inch diameter, twenty-foot high vent pipe.</p>	<p>200 Aquarium Wy, Shoreline Aquatic Park, Long Beach (Los Angeles County)</p>
<p><b>5-11-214-W</b> Mr. Steven Jillings</p>	<p>Demolition of a one-story, 1,608 square foot single-family residence on a 5,889 square foot lot, and construction of a two-story, 25-foot high (with a 35-foot high roof access structure), 3,877 square foot single-family residence with an attached three-car garage (588 square feet), and a swimming pool and spa in side yard. The curb on fronting street will be restored.</p>	<p>913 Dickson St, Venice, City Of Los Angeles (Los Angeles County)</p>
<p><b>5-11-215-W</b> City Of Santa Monica, Attn: Alex Parry</p>	<p>Installation of approximately 75 bus shelters along the City's existing bus routes to replace existing bus stop signagc. Benches, and trash receptacles will be replaced. The bus shelters will vary in height from 8'-6" to 9'-6", with thin flat canopies varying from 5' to 8' in diameter with solar panels to provide electricity for night illumination and for providing bus information. Each canopy will be supported by a single narrow post, with one post designed as a display panel for bus information (no commercial advertising is proposed). Each shelter will consist of one to three multiple canopies depending on the ridership volume at each stop.</p>	<p>Citywide - 4th St., Main St., Ocean Ave, Lincoln Blvd. And Others, Santa Monica (Los Angeles County)</p>
<p><b>5-11-225-W</b> City Of Los Angeles, Dept. Of Public Works, Attn: Ms. Catalina Hernandez, Environmental Specialist</p>	<p>Public park improvements consisting of removal of a 10 foot wide concrete pedestrian pathway and replacement with an Americans with Disabilities compliant 8 foot wide concrete pathway with approximately 24 inch footings. The new pathway will be relocated approximately 3 feet from the bluff edge. Existing dilapidated metal guardrails along the bluff edge will be removed and new 42 inch high post and cable fence will be installed adjacent to the relocated pathway. A concrete stairway on the bluff will be removed and the area relandscaped with drought tolerant non-invasive plants. Park furniture will be replaced, irrigation improvements installed, and an approximately 80 square foot storage shed removed.</p>	<p>700 Beacon Street, San Pedro (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>
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<b>5-02-385-A7</b> Los Angeles County Department Of Beaches And Harbors, Attn: Joseph Chesler	Amendment request to extend the use of five seasonal sand berms for winter storm protection, measuring 15 ft. high, 20 ft. wide, and varying from 235 ft. See Amendment request for detailed description.	Dockweiler State Beach, Venice Beach And Hermosa Beach, Los Angeles County
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<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-07-085-E3</b> Hhr Newport Beach, Llc	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.	900 Newport Center Drive, Newport Beach (Orange County)

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**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

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**REPORT OF IMMATERIAL AMENDMENTS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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**REPORT OF EXTENSION - IMMATERIAL**

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<b>5-07-085-E3</b> Hhr Newport Beach, Llc	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.	900 Newport Center Drive, Newport Beach (Orange County)

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



9/26/2011

Kimberlina Whettam + Associates  
22845 Ventura Blvd. #521  
Woodland Hills, CA 91364

**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- 276 -W**

**APPLICANT:** Mr. Peter Filsinger

**LOCATION:** 213 Pintoresca Drive, Pacific Palisades, Los Angeles County

**PROPOSED DEVELOPMENT:** Addition of 177 square feet, roof replacement, drainage improvements, and new patio to an existing 1780 sq. ft. single family residence

**RATIONALE:** The subject lot is a 15,405 sq. ft. blufftop lot. The proposed project has been approved in concept by the City of Los Angeles. The subject site does not meet a factor of safety of 1.5; however, the proposed development is a minor addition and the proposed trench drain and drain pipe would increase site stability. Two 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 past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 5-7, 2011** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on File)  
by: \_\_\_\_\_  
TERESA HENRY  
District Manager

cc: Commissioners/File

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September 20, 2011

Craig Hampton  
46 Mallard Court  
Magalia, CA 95954

**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#:** 5-11-115                      **APPLICANT:** Jon Muller

**LOCATION:** 3200 Breakers Drive, Corona Del Mar (Newport Beach) (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing 4,230 square foot three-story, single-family residence with an attached 400 square foot two-car garage. The project more specifically consists of: 1) an addition of 110 square feet to the existing 3<sup>rd</sup> floor; and 2) replacing the "flat" roof with a new "sloping" roof. Post project, the residence will be a three-story, single-family residence consisting of 4,340 square feet with an attached 400 square foot two-car garage. The maximum height of the structure will be 29' above existing grade. No grading is proposed.

**RATIONALE:** The lot size is 7,253 square feet and is designated as Single Unit Residential Detached in the City of Newport Beach Land Use Plan (LUP). The subject site is located between the first public road (Ocean Boulevard) and the sea in a locked gate community in Corona Del Mar (Newport Beach). There is a wide sandy beach (Corona Del Mar State Beach) that is approximately 300-feet wide and a public parking lot between the subject property and the Pacific Ocean. The proposed project will result in an increase in height greater than ten (10) percent. The project site is located at the base of a bluff with a single-family residence located above it on the bluff face. No grading of the bluff is proposed. No public views will be impacted by the project. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access is available at the adjacent State Beach. 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. The proposed development will not result in adverse impacts to coastal access, public recreation, coastal resources 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 October 5-7, 2011 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
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



September 26, 2011

Richard M. Avila  
29152 Ridgeview Drive  
Laguna Niguel, CA 92677

**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#:** 5-11-166                      **APPLICANT:** Kathleen & Bill Quinn

**LOCATION:** 2460 S. Ola Vista, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** New concrete block side yard fence and repair of existing wood fence along the coastal canyon edge on a single family coastal canyon lot. Landscaping or vegetation removal is not proposed within the coastal canyon

**RATIONALE:** The subject site is a 16,596 sq. ft. interior coastal canyon lot designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The applicant proposes minor repairs to an existing non-conforming 6' tall wood fence along the coastal canyon edge at approximately the 130' contour line and to remove an existing 6'0 tall wood fence along the western side property perimeter between the existing residence and the canyon edge and replace it with a new 6' tall concrete block wall. The new block wall conforms to the usual 5' canyon setback for accessory development. In 2010, the Commission approved CDP 5-10-067-W for the interior remodel and exterior façade improvements to the single-family residence and landscape/hardscape improvements including demolition of existing pool and construction of new pool and accessory structures on the south (canyonward) side of the lot. However, no work to the existing wood fence or any new fencing was included in that project description and project approval. The repairs to the wood fence are required by the City for the fence to conform to fencing requirements for residences with pools. Existing canyon vegetation consists of non-native weed species with a small section of native lemonade berry shrubs in the north-east corner of the canyon, not to be disturbed by the proposed work. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. The project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 5-7, 2011** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER  
Executive Director

by:  Original Signed By  
KARL (Signature on File)  
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



September 15, 2011

Ronny Levy, Studio By Design  
10935 Camarillo Street  
Toluca Lake, CA 91602

**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:** 5-11-219**APPLICANT:** Steven M. Slayden**LOCATION:** 2310 Grand Canal, Venice, City of Los Angeles, County of Los Angeles.

**PROPOSED DEVELOPMENT:** Enlarge an existing one-story, 1,212 square foot single-family residence by constructing a 176 square foot first-floor addition and a 492 square foot, 20-foot high second floor addition; resulting in a 20-foot high, 1,880 square foot single-family residence (including the attached 375 square foot two-car garage).

**RATIONALE:** The proposed project, which is located within 300 feet of the mean high tide line (on east bank of Grand Canal) and within the "Dual Permit" area of the City of Los Angeles. The proposed project has been approved by the City of Los Angeles Planning Department (Case #DIR2011-1878, 7/26/11) and is consistent with the RW1-1 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/height increase greater than ten percent of the existing internal floor area/building height (Ca. Regs. Section 13250). The proposed project is consistent with the thirty-foot height limit for the Venice Canals 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 (approximately 500 square feet on the 2,700 square foot lot). 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 **October 5, 2011 meeting in Huntington Beach.** If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By  
(Signature on File)

CHARLES LESTER  
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



9/26/2011

Johnstonmarklee & Assoc.  
Attn: Anton Schneider  
1545 Pontius Ave.  
Los Angeles, CA 90025

**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#: 5-11- 181 -W**

**APPLICANT: Marc Forster**

**LOCATION: 16 Mabery Road, Pacific Palisades, Los Angeles County**

**PROPOSED DEVELOPMENT: New 998 sq. ft., 19' high detached guest house**

**RATIONALE:** The subject lot is a 16,595 sq. ft. inland lot which contains an existing single family residence. The proposed development consists of a guest house consisting of two sleeping rooms, two bathrooms, a mechanical room and a recreational room. The proposed guest house does not include a kitchen and would therefore not constitute an additional unit. The proposed project has been approved in concept by the City of Los Angeles. Three 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 past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 5-7, 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.

CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on File)  
by: \_\_\_\_\_  
TERESA HENRY  
District Manager

A handwritten signature in black ink, appearing to be "Teresa Henry", written over a horizontal line.

cc: Commissioners/File



**CALIFORNIA COASTAL COMMISSION**

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



September 20, 2011

Kollin Altomare Architects  
Attn: Michael Kollin  
1350 Coronado Avenue  
Long Beach, CA 90804

**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#:** 5-11-192                      **APPLICANT:** Louis Silverman Trust

**LOCATION:** 2140 Granada Avenue, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family dwelling and construction of a new three-story 3,864 square foot single-family residence with an attached 563 square foot two-car garage. The maximum height of the structure will be 29-feet above finished grade. Grading will consist of 82 cubic yards of cut for purposes of recompaction, which will balance on site. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The lot size is 3,285 square feet and is designated as single unit residential detached in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, 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 exists adjacent to the site at the end of Channel Road. 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 October 5-7, 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 requ

CHARLES LESTER  
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



September 20, 2011

Steven Sennikoff  
5500 East 2<sup>nd</sup> Street, Suite 2  
Long Beach, CA 90803

**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#:** 5-11-195                      **APPLICANT:** Svetlana & Chris Cacey

**LOCATION:** C-6 Surfside, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing 1,387 square foot, three-story single-family residence with an attached 410 square foot two-car garage. The proposed project more specifically consists of: 1) an addition of 32 square feet to the existing 1<sup>st</sup> floor; 2) an addition of 94 square feet to the existing 2<sup>nd</sup> floor; 3) an addition of 64 square feet to the existing 3<sup>rd</sup> floor; and 4) a new 521 square foot roof top deck with a 45 square foot roof top deck access structure. Post project: the single-family residence will be three-stories consisting of 1,623 square feet with an attached 410 square foot two-car garage with a 521 square foot roof deck. The maximum height of the structure will be 42' above existing grade (The overall height of the building is 35', but including the top of the roof top access structure, it will reach 42 above finished grade). No grading is proposed. Drainage from the roof drains and surface drainages will be directed onto permeable surfaces before entering the main storm drain system.

**RATIONALE:** The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 988 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. More than 50% of the existing structure will be demolished and the addition consists of more than 10%, therefore, an approval from the Coastal Commission is necessary. The proposed development meets the Commission's regularly used 35' height limit for Surfside Colony and would not result in an intensification of use of the site. The proposed project also conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public access is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 5-7, 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.

CHARLES LESTER  
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



9/26/2011

James C Person, Jr.  
507 29<sup>th</sup> Street, Suite A  
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#: 5-11- 197 -W****APPLICANT: MRPN Enterprises****LOCATION:** 620 Begonia Avenue, Newport Beach, Orange County**PROPOSED DEVELOPMENT:** Conversion of the existing two unit duplex into a two unit condominium.

**RATIONALE:** The subject lot is a 3540 sq. ft. inland lot designated as Residential Two Family in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. 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 subdivision of land is not allowed under Categorical Exclusion E-77-5, therefore Commission approval is necessary. Four 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 the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 5-7, 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.

CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on File)  
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



September 20, 2011

Perkowitz + Ruth Architects  
Attn: Christopher Perry  
111 West Ocean Boulevard, 21<sup>st</sup> Floor  
Long Beach, CA 90802

**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#:** 5-11-199                      **APPLICANT:** Fresh & Easy Neighborhood Market

**LOCATION:** 800 Pacific Coast Highway, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing 1,762 square foot, one-story Jack-In-The-Box restaurant and construction of a 4,320 square foot, one-story Fresh & Easy Neighborhood Market with twenty-one (21) parking spaces provided on site. The building will be approximately 23-feet in height above finished grade. Grading will consist of 1,300 cubic yards of cut for recompaction, which will balance on site. Drainage from the surface water sheet flow will be directed onto permeable areas (bio-swale and porous pavement) before entering the main storm drain system

**RATIONALE:** The project site is a 15,454 square foot inland lot adjacent to Pacific Coast Highway and is designated as General Commercial in the City of Seal Beach Zoning Code. The proposed development is a commercial use allowed on General Commercial sites and is designed to be compatible with the character of the surrounding development. The proposed project provides twenty-one (21) parking spaces, which exceeds the City's parking requirement of sixteen (16) parking spaces. Public access to the beach exists west of the project site at the end of 8<sup>th</sup> 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. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 5-7, 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.

CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on File)  
KARL...  
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



September 15, 2011

Matthew Royce  
13320 Beach Avenue, #102  
Marina del Rey, CA 90292

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

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

**WAIVER:** 5-11-200 **APPLICANT:** Matthew Royce

**LOCATION:** 701 Broadway, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a detached two-car garage on a 3,822 square foot lot developed with a one-story, 1,341 square foot single-family residence. The existing single-family residence will be enlarged and converted into a two-story, 25-foot high (with two 34-foot high roof access structures), 3,084 square foot duplex with two two-car garages on the ground floor.

**RATIONALE:** The proposed project, which is located one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2060, 8/11/11) and is consistent with the RD1.5 zoning designation and the surrounding land uses. The resulting two attached residential units conform to the Commission's density limit for the site and the 25-foot height limit for flat-roofed buildings in the Oakwood area of Venice (roof deck railings and one 100 square foot roof access structure for each unit are parts of the structure that are permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided (two two-car garages plus two spaces on a driveway). 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 (1,460 square feet of permeable landscaped area will be maintained on the 3,822 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 **October 5, 2011 meeting in Huntington 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.

CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on 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



September 15, 2011

Dennis Gibbens  
1634 Ocean Park Boulevard  
Santa Monica, CA 90405

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

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

**WAIVER:** 5-11-204**APPLICANT:** Dennis Gibbens**LOCATION:** 547 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 842 square foot single-family residence and detached accessory building on a 4,800 square foot lot, and construction of two 25-foot high, two-story single-family residences (1,344 and 2,699 square feet respectively) with five on-site parking spaces.

**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 # DIR2011-2053, 8/11/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two proposed residential units conform to the Commission's density limit for the site, and the project conforms to the Commission's 25-foot height limit for structures with flat roofs in the Oakwood area of Venice (thirty-foot high skylights are permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the two units: five spaces, including an attached two-car garage, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,594 square feet of permeable landscaped area will be maintained on the 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 **October 5, 2011 meeting in Huntington 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.

Original Signed By  
(Signature on File)

CHARLES LESTER  
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



September 16, 2011

Sandra Gonzalez, Long Beach Dept. of Parks, Recreation & Marine  
2760 Studebaker Road  
Long Beach, Ca 90815

**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:** 5-11-205

**APPLICANT:** City of Long Beach

**LOCATION:** 200 Aquarium Way (Shoreline Aquatic Park), City of Long Beach.

**PROPOSED DEVELOPMENT:** Upgrade the Pierpoint Landing Sewage Lift Station in Shoreline Aquatic Park, including: 1) remove and replace two existing pumps within an existing underground vault; 2) construct a one-foot high, 8'x 8' concrete and steel cover over the existing underground vault; 3) excavate and construct a new 10.5-foot deep, sixty-inch diameter underground emergency overflow vault next to the existing pump vault; and 4) install a six-inch diameter, twenty-foot high vent pipe.

**RATIONALE:** The Pierpoint Landing Sewage Lift Station is on filled tidelands within the Commission's original permit jurisdiction. The facility is behind the Pierpoint Landing sport fishing concession building, about 150 feet inland of the waters of Rainbow Harbor. The sewage lift station pumps were installed in an underground vault in 1997 as part of the Rainbow Harbor construction project. The pumps are failing and need to be replaced. The proposed emergency overflow vault is necessary to prevent sewage spills in the event that the pumps fail. The proposed development will minimize the risk of significant adverse impacts to water quality and the marine environment. The proposal includes Construction Best Management Practices that will be implemented in order to prevent discharges and other adverse impacts to the adjacent waterways. The project will not be visible from Rainbow Harbor because it is behind the Pierpoint Landing concession building and all of the facility is underground or less than one foot in height (except for the proposed twenty-foot high vent pipe, which is designed to appear as a flag pole). The proposed project will not: a) adversely affect water quality or marine resources; 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. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **October 5, 2011 meeting in Huntington 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.

Original Signed By  
(Signature on File)

CHARLES LESTER  
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



September 15, 2011

Luis de Moraes, EnviroTechno Architecture  
27010 Springcreek Road  
Ranch Palos Verdes, CA 90275

**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:** 5-11-214**APPLICANT:** Steven Jillings**LOCATION:** 913 Dickson Street, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,608 square foot single-family residence on a 5,889 square foot lot, and construction of a two-story, 25-foot high (with a 35-foot high roof access structure), 3,877 square foot single-family residence with an attached three-car garage (588 square feet), and a swimming pool and spa in side yard. The curb on Dickson Street will be restored.

**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 # DIR2011-1857, 7/22/11) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-foot height limit for flat-roofed structures in the Oxford Triangle area of Venice (roof deck railings and a one hundred square foot roof access structure are parts of the structure that are permitted to exceed the 25-foot roof height limit). Adequate on-site parking is provided for the single-family residence by an attached three-car garage, which is accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,082 square feet of permeable landscaped area will be maintained on the 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 **October 5, 2011 meeting in Huntington 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.

Original Signed By  
(Signature on File)

CHARLES LESTER  
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



September 26, 2011

City of Santa Monica  
1437 4<sup>th</sup> Street, Suite 300  
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#:** 5-11-215

**APPLICANT:** City of Santa Monica

**LOCATION:** Various locations throughout City of Santa Monica

**PROPOSED DEVELOPMENT:** Installation of approximately 75 bus shelters along the City's existing bus routes to replace existing bus stop signage. Benches, and trash receptacles will be replaced. The bus shelters will vary in height from 8'-6" to 9'-6", with thin flat canopies varying from 5' to 8' in diameter with solar panels to provide electricity for night illumination and for providing bus information. Each canopy will be supported by a single narrow post, with one post designed as a display panel for bus information (no commercial advertising is proposed). Each shelter will consist of one to three multiple canopies depending on the ridership volume at each stop.

**RATIONALE:** The proposed bus shelters will replace existing pole signs and benches that are located within the downtown, commercial and residential areas of the City. No shelters will be located seaward of Ocean Avenue. The shelters are designed with a narrow and open profile and will not have a significant visual impact. Lighting is minimal and will not illuminate the surrounding areas. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their October 5-7, 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.

CHARLES LESTER  
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



September 22, 2011

Catalina Hernandez  
 Environmental Management Group  
 City of Los Angeles  
 Department of Public Works  
 1149 S. Broadway, Ste 600  
 Los Angeles, CA 90015

**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#:** 5-11-225

**APPLICANT:** City of Los Angeles

**LOCATION:** 700 Beacon Street, between 7<sup>th</sup> Street and 13<sup>th</sup> Street, in the community of San Pedro, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Public park improvements consisting of removal of a 10 foot wide concrete pedestrian pathway and replacement with an Americans with Disabilities compliant 8 foot wide concrete pathway with approximately 24 inch footings. The new pathway will be relocated approximately 3 feet from the bluff edge. Existing dilapidated metal guardrails along the bluff edge will be removed and new 42 inch high post and cable fence will be installed adjacent to the relocated pathway. A concrete stairway on the bluff will be removed and the area relandscaped with drought tolerant non-invasive plants. Park furniture will be replaced, irrigation improvements installed, and an approximately 80 square foot storage shed removed.

**RATIONALE:** The existing park measures approximately 30 to 50 foot in width and 1/3 mile long and located on a bluff that ascends from a few feet to 30 feet above Harbor Boulevard, and located over 400 feet from Fisherman's Village and the Port of Los Angeles. The park improvements are to address safety issues by replacing dilapidated facilities which will improve public access and reduce bluff erosion. There are a total of six set of stairs within the 1/3 mile long park and the removal of one stairway will not adversely impact access to or from the park. Best Management Practices will be implemented to minimize erosion and off-site runoff during construction. 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 October 5-7, 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.

Original Signed By  
 (Signature on File)

CHARLES LESTER  
 Executive Director  
 cc: Commissioners/File

Al J. Padilla  
 Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



5-02-385A7

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Peter Douglas, Executive Director

**DATE:** September 26, 2011

**SUBJECT:** Permit No. **5-02-385** granted to Los Angeles County Department of Beaches and Harbors, for:

Construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

**PROJECT SITE:** Venice Beach, Dockweiler State Beach, and Hermosa Beach, Los Angeles County.

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):

Extend the period of use for three years for the construction of five seasonal sand berms, for winter storm wave protection, and measuring approximately 15 foot high and varying in length from approximately 235 feet to 1,343 feet.

**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 construction of five seasonal sand berms for winter storm wave protection was initially approved by the Commission in March 2003. The Coastal Development Permit expired after the first season and allowed the applicant to extend the permit for an additional year with the approval of an amendment. This amendment is the seventh extension and will allow the permit period for an additional three years. There has been no reported adverse impacts associated with the construction of the temporary berms over the last season and the conditions of the original permit, which included, timing of construction, operational responsibilities, and sensitive species monitoring will continue to be in effect. The proposed development as conditioned will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with past Commission actions in the area and 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 Commission Area office in Long Beach (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**

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200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
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**5-07-085-E3**

September 26, 2011

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

Notice is hereby given that **HHR Newport Beach, LLC** (permit was previously transferred from Lennar Homes) has applied for a one year extension of California Coastal Development 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 (APN 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

Original Signed By  
(Signature on File)

By: Meg Vaughn  
Coastal Program Analyst