

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

**Item W13 / Th9****SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

For the November Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: November 2, 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 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 November 2, 2011 and Los Angeles County items on November 3, 2011, as follows:

On Wed., November 2, 2011, the following items for Orange County will be reported to the Commission

REGULAR WAIVERS

1. 5-11-221-W Mr. & Mrs. Mike Yoder (Laguna Beach, Orange County)
2. 5-11-228-W Christopher R. Christensen (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-11-121-W Three Arch Bay Community Services District (Laguna Beach, Orange County)
5. 5-11-206-W Mr. Bill McCullough (Newport Beach, Orange County)

EMERGENCY PERMITS

2. 5-11-249-G Mesa Consolidated Water District (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-04-089-A1 Three Arch Bay CSD, Attn: Drew Harper, Executive Director (Laguna Beach, Orange County)

EXTENSION – IMMATERIAL

1. 5-08-154-E2 Décor Estate (Newport Beach, Orange County)

On November 3, 2011, the following items for Los Angeles County will be reported to the Commission

DE MINIMIS WAIVERS

2. 5-11-196-W Scott Powell & Cynthia Boxrud (Venice, City of Los Angeles, Los Angeles County)
3. 5-11-202-W Grove Family Partnership, LLP, Attn: Mr. Andrew Grove (Pacific Palisades, Los Angeles)
4. 5-11-203-W Mr. & Mrs. Ilan Levy (Pacific Palisades, Los Angeles County)
6. 5-11-208-W Audrey Lee (Los Angeles, Los Angeles County)
7. 5-11-210-W Mr. James Barber (Venice, City of Los Angeles, Los Angeles County)
8. 5-11-217-W Mr. Anthony Horton (Pacific Palisades, Los Angeles County)
9. 5-11-218-W Mr. Joseph O'Sullivan (Pacific Palisades, Los Angeles County)
10. 5-11-229-W Cathy Dreyfuss (Venice, City of Los Angeles, Los Angeles County)
11. 5-11-234-W Ocean Serenade, LLC (Pacific Palisades, Los Angeles County)
12. 5-11-245-W City of Los Angeles, Dept. of Recreation & Parks (San Pedro, Los Angeles County)

EMERGENCY PERMITS

1. 5-11-240-G Los Angeles County Flood Control District, Annex Bldg. 2nd Fl. (San Pedro, Los Angeles County)

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT

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

For the

November Meeting of the California Coastal Commission

MEMORANDUM

Date: November 2, 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 November 2, 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. 5-11-221-W Mr. & Mrs. Mike Yoder (Laguna Beach, Orange County)
2. 5-11-228-W Christopher R. Christensen (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-11-121-W Three Arch Bay Community Services District (Laguna Beach, Orange County)
2. 5-11-196-W Scott Powell & Cynthia Boxrud (Venice, City Of Los Angeles, Los Angeles County)
3. 5-11-202-W Grove Family Partnership, Llp, Attn: Mr. Andrew Grove (Pacific Palisades, Los Angeles County)
4. 5-11-203-W Mr. & Mrs. Ilan Levy (Pacific Palisades, Los Angeles County)
5. 5-11-206-W Mr. Bill McCullough (Newport Beach, Orange County)
6. 5-11-208-W Audrey Lee (Los Angeles, Los Angeles County)
7. 5-11-210-W Mr. James Barber (Venice, City Of Los Angeles, Los Angeles County)
8. 5-11-217-W Mr. Anthony Horton (Pacific Palisades, Los Angeles County)
9. 5-11-218-W Mr. Joseph O'sullivan (Pacific Palisades, Los Angeles County)
10. 5-11-229-W Cathy Dreyfuss (Venice, City Of Los Angeles, Los Angeles County)
11. 5-11-234-W Ocean Serenade, Llc (Pacific Palisades, Los Angeles County)
12. 5-11-245-W City Of Los Angeles, Dept. Of Recreation & Parks, Attn: Mr. Robert Oyakawa (San Pedro, Los Angeles County)

EMERGENCY PERMITS

1. 5-11-240-G Los Angeles County Flood Control District, Annex Bldg. 2nd Fl. (San Pedro, Los Angeles County)
2. 5-11-249-G Mesa Consolidated Water District (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-04-089-A1 Three Arch Bay C S D, Attn: Drew Harper, Executive Director (Laguna Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-08-154-E2 Décor Estates (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>
5-11-221-W Mr. & Mrs. Mike Yoder	Remodel/addition to an existing two-story, 21' tall, 2,760 sq. ft. single-family residence with attached garage and pool/spa including a 251 sq. ft. addition to first floor and 194 sq. ft. addition to second floor, new second floor master suite balcony/deck, after-the-fact approval of a 249 sq. ft. pool house, drainage improvements, and hardscape improvements including new outdoor bbq/kitchen; resulting in a 3,205 sq. ft. two-story, 21' tall remodeled residence with attached garage, pool/spa and pool house. No grading or new landscaping is proposed.	31 S. Encino, Laguna Beach (Orange County)
5-11-228-W Christopher R. Christensen	Remodel and addition to an existing one-story, 5,506 sq. ft. single-family residence with attached 480 sq. ft. 3-car garage including a 585 sq. ft. first floor addition, new 238 sq. ft. garage addition, a new 2,440 sq. ft. second story, 489 sq. ft. balcony deck with outdoor spiral staircase, 712 sq. ft. ground floor covered patio, new tile roof, façade improvements, new drainage improvements and no grading or landscaping is proposed. The new residence will be 9,249 sq. ft. including 4-car garages and 26' tall measured from the centerline of the frontage road.	300 Avenida De Las Palmeras, 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>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-121-W Three Arch Bay Community Services District</p>	<p>Inland of Coast Highway: Construction of new 34-inch diameter, reinforced concrete (RCP) storm drain pipes within Vista del Sol to replace existing pipes to be abandoned. Abandonment of the existing storm drain lines from the debris basins to the outlet structure at Vista de la Luna and Vista del Sol. Abandoned pipes to be backfilled and plugged with concrete slurry. Construction of a new storm drain pipe in the Vista del Sol right-of-way from the upstream end of an existing 36 inch pipe beneath Coast Highway to the proposed-to-be reconstructed outlet structure at the intersection of Vista del Sol and Vista de la Luna. This segment would be approximately 1,700 linear feet and consist of reinforced concrete pipe with inner diameters of 30 to 36 inches. Replacement of an existing 24 inch diameter debris filtering riser pipe within an existing debris basin at the upstream end of the drainage system with a new 36 inch diameter debris filtering riser and construction of a debris retaining wall along the alignment of the existing basin crest. Seaward of Coast Highway: Construction of a new storm drain pipe within the Vista del Sol right-of-way from Encino to the existing storm drain in North La Senda, ultimately connecting to the existing ocean outfall at 10 North La Senda, a distance of approximately 1,117 feet. These reinforced concrete pipes will range from 36 to 42 inches in diameter. At its upstream end, this portion of the pipe connects to the existing 36 inch RCP pipe beneath Coast Highway. Reconstruction of the existing storm drain pipe between North Portola and North La Senda. This existing and reconstructed pipe will connect to the existing ocean outfall located at 40 North La Senda. Construction of a lateral pipe within North Alta Mira and North Portola streets between the new storm drain pipe within Vista del Sol and the reconstructed storm drain pipe described above that will connect to the existing storm drain in North La Senda and to the ocean outfall at 10 N. La Senda.</p>	<p>5 Bay Drive, Laguna Beach (Orange County)</p>
<p>5-11-196-W Scott Powell & Cynthia Boxrud</p>	<p>Convert an existing two-story, 19.5-foot high, 2,900 square foot (approx.) mixed-use building (single residence above ground floor commercial) into a two-unit residential building. The structure will be remodeled and enlarged with the addition of a 25-foot high glass atrium and an attached 550 square foot garage. The proposed project also includes a 7'x 40' lap pool, a hot tub, new second-level decks over portions of the ground floor and above the existing on-site parking area, and a six-foot high metal fence. A total of ten on-site parking spaces are provided: five spaces for the two residential units and five spaces to be rented or leased to other parties.</p>	<p>16 & 18 17th Ave., Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-11-202-W Grove Family Partnership, Llp, Attn: Mr. Andrew Grove</p>	<p>Construction of a new, 28' high, 5715 sq. ft. single family residence</p>	<p>662 El Medio Ave, Pacific Palisades (Los Angeles County)</p>
<p>5-11-203-W Mr. & Mrs. Ilan Levy</p>	<p>Demolition of the existing single family residence and construction of a new, 28' high, 4535 sq. ft. single family residence. Grading consists of 600 cubic yards of cut and 700 cubic yards of fill.</p>	<p>15922 Northfield Street, Pacific Palisades (Los Angeles County)</p>

<p>5-11-206-W Mr. Bill McCullough</p>	<p>Demolition of the existing single family residence and construction of a new, 29' high, 4681 sq. ft. single family residence</p>	<p>2751 Bayhore Drive, Newport Beach (Orange County)</p>
<p>5-11-208-W Audrey Lee</p>	<p>Demolition of the existing single family residence and construction of a new, 28' high, 4,185 sq. ft. single family residence</p>	<p>356 N. East Rustic Road, Los Angeles (Los Angeles County)</p>
<p>5-11-210-W Mr. James Barber</p>	<p>Demolition of a one-story, 1,258 square foot single-family residence and detached garage, and construction of a two-story duplex with five on-site parking spaces. Each unit is 1,589 square feet in area. The structure is 25 feet high, with one 26.5-foot high sloped roof element on the front part of the structure.</p>	<p>227 Ruth Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-11-217-W Mr. Anthony Horton</p>	<p>Demolition of the existing single family residence and garage and construction of a new, 4074 sq. ft. 22' high single family residence</p>	<p>17001 Livorno Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-11-218-W Mr. Joseph O'sullivan</p>	<p>Demolition of the existing single family residence and construction of a new, 2 story plus basement, 27' 6" high, 7831 sq. ft. residence</p>	<p>516 N. Ocampo Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-11-229-W Cathy Dreyfuss</p>	<p>Enclose a front porch (130 square feet) and remodel an existing two-story residential structure, resulting in a two-story, 26.5-foot high, 2,536 square foot duplex (four light-housekeeping rooms will be eliminated and the floor space incorporated into one of the two residential units). The remodel includes the addition of a second floor deck and an exterior stairway. Four on-site parking spaces are being maintained to serve the two residential units.</p>	<p>25 Park Ave, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-11-234-W Ocean Serenade, Llc</p>	<p>Demolition of the existing single family residence and construction of a new, 30' high, 7592 sq. ft. single family residence. Grading consists of 796 cubic yards of cut.</p>	<p>550 N. Via De La Paz, Pacific Palisades (Los Angeles County)</p>
<p>5-11-245-W City Of Los Angeles, Dept. Of Recreation & Parks, Attn: Mr. Robert Oyakawa</p>	<p>Landscape and irrigation improvements along a portion of the Cabrillo Beach Trail between Oliver Vickery Circle Way and the Grunion Viewpoint.</p>	<p>3720 Stephen White Drive, San Pedro (Los Angeles County)</p>

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>
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<p>5-11-240-G Los Angeles County Flood Control District, Annex Bldg. 2nd Fl.</p>	<p>Ground movement in and around the subject area has compromised the integrity of two Los Angeles County Flood Control District storm drains. Both storm drains must be rerouted permanently to minimize discharging storm and nuisance water into the distressed area.</p>	<p>1600 S. Paseo Del Mar, San Pedro (Los Angeles County)</p>
<p>5-11-249-G Mesa Consolidated Water District</p>	<p>Removal and replacement of a damaged 16 foot length section of a 42 inch water main located within San Diego Creek. The pipeline is one of the primary water sources for the cities of Huntington Beach, Costa Mesa, parts of Newport Beach and John Wayne airport.</p> <p>An area up to 50' wide by 200' in length will be created on the south bank of San Diego Creek for crane access. Construction of the temporary crane pad will require clearance of vegetation six to twelve inches above the existing surface, installation of construction grade fabric, and a twelve inch layer of aggregate base. All materials required for the crane access pad will be removed upon completion of work.</p> <p>The University Drive Bank of the channel will be lined with two rows of silt fencing and straw wattles to contain unanticipated runoff from the site. Turbidity Barriers and absorbent booms will be placed from bank to bank 25 feet upstream and downstream of the work area. A crane and clamshell bucket will be used to remove earth along the length of the pipeline. The sediment will be placed in Baker tanks and, if necessary, a siltation pond, for dewatering prior to export from the site for disposal.</p> <p>The replacement pipe will be installed in the channel bottom and sealed using divers. No diversion of the creek is proposed. A maximum of 12 cubic yards of ¾ to 1 inch rock will be used as bedding for the replacement pipe.</p>	<p>San Diego Creek Between SR 73 and Jamboree Road, Newport Beach (Orange County)</p>

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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<p>5-04-089-A1 Three Arch Bay C S D, Attn: Drew Harper, Executive Director</p>	<p>Delete the following aspects from approved project:</p> <ul style="list-style-type: none"> • <input type="checkbox"/> Installation of new storm drain pipes within Vista del Sol from the upstream end of the storm drain system to Stonington street, and from Encino street to North La Senda street (these aspects have been moved to the new coastal development application 5-11-121). • <input type="checkbox"/> Modification of the smaller desilter basin, located at the upstream terminus of the storm drain system and of Vista del Sol street, by replacing the existing 18 inch reinforced concrete pipe riser with a 30 inch ID CSP. 	<p>Three Arch Bay Community, Laguna Beach (Orange County)</p>
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-08-154-E2 D�cor Estates</p>	<p>Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site.</p>	<p>5515 River Avenue, Newport Beach (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



October 18, 2011

Kirk Saunders, Architect
 1295 Glenneyre Street
 Laguna Beach, CA 92651

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#: 5-11-221 **APPLICANT:** Mike and Amy Yoder

LOCATION: 31 South Encino, (Three Arch Bay), Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Remodel/addition to an existing two-story, 21' tall, 2,760 sq. ft. single-family residence with attached garage and pool/spa including a 251 sq. ft. addition to first floor and 194 sq. ft. addition to second floor, new second floor master suite balcony/deck, after-the-fact approval of a 249 sq. ft. pool house, drainage improvements, and hardscape improvements including new outdoor bbq/kitchen; resulting in a 3,205 sq. ft. two-story, 21' tall remodeled residence with attached garage, pool/spa and pool house. No grading or new landscaping is proposed.

RATIONALE: The subject site is a 16,500 sq. ft. inland lot within the Three Arch Bay private gated community in Laguna Beach within the first public road and the sea. The site is not a bluff top, oceanfront, or coastal canyon lot but is located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. Public coastal access exists in the project vicinity, approximately half a mile upcoast at 9th Avenue. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. The development meets the Commission's typical parking requirement of two spaces per residential unit. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Surface water runoff from the site and runoff from the roof will be conducted through gutters to area drains leading to landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Existing landscaping is to remain; no new landscaping is proposed. 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 for the area 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 **November 2-4, 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: 
 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



October 14, 2011

David York, Architect
 12 W. Avenida San Gabriel
 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#: 5-11-228 **APPLICANT:** Christopher R. Christensen

LOCATION: 300 Avenida de las Palmeras, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing one-story, 5,506 sq. ft. single-family residence with attached 480 sq. ft. 3-car garage including a 585 sq. ft. first floor addition, new 238 sq. ft. garage addition, a new 2,440 sq. ft. second story, 489 sq. ft. balcony deck with outdoor spiral staircase, 712 sq. ft. ground floor covered patio, new tile roof, façade improvements, new drainage improvements and no grading or landscaping. The new residence will be 9,249 sq. ft. including 4-car garages and 26' tall measured from the centerline of the frontage road.

RATIONALE: The subject site is a 22,705 sq. ft. (0.5 ac) inland lot within the Cypress Shore private gated community within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The proposed project is a major remodel and addition to an existing single-story single family residence including a new second story, façade improvements and new outdoor spiral staircase. No new landscaping is proposed. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Downspouts from the new roof will connect to new drainage lines. The project exceeds the Commission's parking requirement (2 spaces per residence). The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists in the vicinity at Calafia Beach/San Clemente State Park to the north and Trestles accessway in San Diego County to the south. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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: _____
 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



October 26, 2011

VA Consulting
Attn: Daniel D. Villines, P.E.
6400 Oak Canyon, Suite 150
Irvine, CA 92618

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

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

WAIVER#: 5-11-121

APPLICANT: Three Arch Bay Community Services District

LOCATION: Street rights-of-way within the Three Arch Bay Community including Vista del Sol, North Alta Mira, North Portola, and North and South La Senda, and within a Community Services District easement located between North Portola and North La Senda, Three Arch Bay, Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Inland of Coast Highway: Construction of new 34-inch diameter, reinforced concrete (RCP) storm drain pipes within Vista del Sol to replace existing pipes to be abandoned. Abandonment of the existing storm drain lines from the debris basins to the outlet structure at Vista de la Luna and Vista del Sol. Abandoned pipes to be backfilled and plugged with concrete slurry. Construction of a new storm drain pipe in the Vista del Sol right-of-way from the upstream end of an existing 36 inch pipe beneath Coast Highway to the proposed-to-be reconstructed outlet structure at the intersection of Vista del Sol and Vista de la Luna. This segment would be approximately 1,700 linear feet and consist of reinforced concrete pipe with inner diameters of 30 to 36 inches. Replacement of an existing 24 inch diameter debris filtering riser pipe within an existing debris basin at the upstream end of the drainage system with a new 36 inch diameter debris filtering riser and construction of a debris retaining wall along the alignment of the existing basin crest.

Seaward of Coast Highway: Construction of a new storm drain pipe within the Vista del Sol right-of-way from Encino to the existing storm drain in North La Senda, ultimately connecting to the existing ocean outfall at 10 North La Senda, a distance of approximately 1,117 feet. These reinforced concrete pipes will range from 36 to 42 inches in diameter. At its upstream end, this portion of the pipe connects to the existing 36 inch RCP pipe beneath Coast Highway. Reconstruction of the existing storm drain pipe between North Portola and North La Senda. This existing and reconstructed pipe will connect to the existing ocean outfall located at 40 North La Senda. Construction of a lateral pipe within North Alta Mira and North Portola streets between the new storm drain pipe within Vista del Sol and the reconstructed storm drain pipe described above that will connect to the existing storm drain in North La Senda and to the ocean outfall at 10 N. La Senda.

RATIONALE: The proposed project is replacement of portions of an existing, deteriorated storm drain system. The existing storm drain system was constructed in the 1920's and 1930s. This storm drain system was primarily constructed within shallow swales and depressions present at the

time of initial development of the Three Arch Bay community. The existing system is undersized when subjected to 25-year storm runoff. The upstream-most part of the storm drain system, inland of Coast Highway, discharges to the street surface at the intersection of Vista del Sol and Vista de la Luna and proceeds down Vista del Sol to Coast Highway, causing flood hazards. Portions of the existing storm drain system leak and are in need of repair or replacement. The proposed replacement system would re-direct these flows through an existing pipeline under Pacific Coast Highway. Portions of the proposed storm drain system would be able to handle 25-year run-off (inland) and a 100 year storm event seaward side of Coast Highway. The proposed development is a necessary flood protection work. In addition, the applicant has proposed water quality measures to protect water quality with the proposed development including: during construction – spill prevention and control, vehicle and equipment cleaning, dust controls, silt fence and sand bag barrier, and erosions and sediment control measures;

With the exception of the new lateral in Alta Mira/North Portola connecting drainage to the existing storm drain in North La Senda and existing ocean outlet at 40 N. La Senda, the proposed development was approved under coastal development permit 5-04-089. That permit is proposed to be amended to delete the portions of that project included under the development proposed herein. The main issue with the project approved under 5-04-089 was the appropriate location of the new ocean outlet and its impact on sensitive tidal habitat. Through careful evaluation of alternatives, the location approved under 5-04-089 was found to be the least environmentally damaging alternative. The requirements and special conditions imposed under 5-04-089 will remain in effect. Development proposed herein under 5-11-121 will not conflict with or preclude implementation of conditions previously imposed under 5-04-089.

The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area of deferred certification. Further, 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 the Chapter 3 policies of the Coastal Act

This waiver will not become effective until reported to the Commission at their **November 2-4, 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



October 14, 2011

Why Architecture
9520 Jefferson Boulevard
Culver City, CA 90232

**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: 5-11-196

APPLICANTS: Scott Powell & Cynthia Boxrud

LOCATION: 16-18 17th Avenue, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Convert an existing two-story, 19.5-foot high, 2,900 square foot (approx.) mixed-use building (single residence above ground floor commercial) into a two-unit residential building. The structure will be remodeled and enlarged with the addition of a 25-foot high glass atrium and an attached 550 square foot garage. The proposed project also includes a 7'x 40' lap pool, a hot tub, new second-level decks over portions of the ground floor and above the existing on-site parking area, and a six-foot high metal fence. A total of ten on-site parking spaces are provided: five spaces for the two residential units and five spaces to be rented or leased to other parties.

RATIONALE: The 6,056 square foot project site is located one block inland of Venice Beach and within the "Dual Permit" area of the City of Los Angeles. The proposed residential project has been approved by the City of Los Angeles Planning Department (Case #DIR2011-1720, 7/7/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 30-to-35-foot height limit for the North Venice area. Adequate on-site parking is provided for the duplex: five parking spaces, including a new two-car garage. This approval authorizes the lease/rental of five of the ten on-site parking spaces to other parties (e.g., beach goers, area residents and/or visitors). All on-site parking is accessed from the rear alley (17th Place) or Speedway 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 (1,785 square feet of permeable landscaped area will be maintained on the 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 **November 3, 2011 meeting in Oceanside** 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 Océangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



10/24/2011

Jaime Massey
29711 Mulholland Hwy
Agoura, CA 91301

**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#: 5-11-202 -W

APPLICANT: Grove Family Partnership

LOCATION: 662 El Medio Ave, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Construction of a new, 28' high, 5715 sq. ft. single family residence.

RATIONALE: The subject lot is a 6413 sq. ft. inland lot located in an existing developed single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. A single family residence at the site was demolished under Coastal Development Permit 5-10-215-W. 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 **November 2-4, 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:  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



10/24/2011

Jaime Massey
29711 Mulholland Hwy
Agoura, CA 91301

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- 203 -W**APPLICANT: Mr. & Mrs. Ilan Levy****LOCATION: 15922 Northfield Street, Pacific Palisades, Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing single family residence and construction of a new, 28' high, 4535 sq. ft. single family residence. Grading consists of 600 cubic yards of cut and 700 cubic yards of fill.**RATIONALE:** The subject lot is a 6674 sq. ft. inland lot within an existing developed single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. 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 **November 2-4, 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: _____
for 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



10/24/2011

Craig S. Hampton
46 Mallard Ct
Magalia, CA 95954

**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- 206 -W

APPLICANT: Mr. Bill McCullough

LOCATION: 2751 Bayshore Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 29' high, 4681 sq. ft. single family residence

RATIONALE: The subject lot is a 4000 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 in concept by the City of Newport Beach. Three parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards perforated trench drains, for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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.

CALIFORNIA COASTAL COMMISSION

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



10/17/2011

Bernadette Agcaoili
409 W. Olympic Blvd., #405
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- 208 -W**APPLICANT: Audrey Lee****LOCATION: 356 N. East Rustic Road, Pacific Palisades, Los Angeles County****PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 28' high, 4,185 sq. ft. single family residence**

RATIONALE: The subject lot is a 6,935 sq. ft. inland lot located in an existing developed residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. Landscaping includes the use of drought-tolerant non-invasive species. Three parking spaces are provided on site, exceeding 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 Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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: 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



October 14, 2011

John Reed, Reed Architectural Group, Inc.
657 Rose 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: 5-11-210 **APPLICANT:** James Barber

LOCATION: 227 Ruth Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,258 square foot single-family residence and detached garage, and construction of a two-story duplex with five on-site parking spaces. Each unit is 1,589 square feet in area. The structure is 25 feet high, with one 26.5-foot high sloped roof element on the front part of the structure.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2071, 8/12/11) and is consistent with the RD2-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for the "North of Rose" Oakwood area of Venice. Adequate parking is provided for the duplex: five on-site parking spaces, 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 (486 square feet of permeable landscaped area will be maintained on the 4,235 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 (Local Coastal Program).

This waiver will not become effective until reported to the Commission at its **November 3, 2011 meeting in Oceanside** 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



10/17/2011

Peter Shirley and Ed Frias
2850 Ocean Park Blvd #315
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- 217 -W

APPLICANT: Anthony Horton

LOCATION: 17001 Livorno Drive, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and garage and construction of a new, 4074 sq. ft., 22' high single family residence.

RATIONALE: The subject lot is a 8501 sq. ft. inland lot located within an existing single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. 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 Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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: _____
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



10/17/2011

Martin Casteran
1712 Franklin Street, #4
Santa Monica, CA 90404

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- 218 -W**APPLICANT: Joseph O'Sullivan****LOCATION: 516 N. Ocampo Drive, Pacific Palisades, Los Angeles County****PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 2 story plus basement, 27'6" high, 7831 sq. ft. residence**

RATIONALE: The subject lot is a 8816 sq. ft. inland lot within an existing single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. The proposed basement level is located below grade, and the height of the proposed residence is consistent with residences in the surrounding area. Five parking spaces are provided on site, exceeding 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 Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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: 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



October 17, 2011

Gwynne Pugh
2800 28th Street
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: 5-11-229

APPLICANT: Cathy Dreyfuss

LOCATION: 25 Park Avenue, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Enclose a front porch (130 square feet) and remodel an existing two-story residential structure, resulting in a two-story, 26.5-foot high, 2,536 square foot duplex (four light-housekeeping rooms will be eliminated and the floor space incorporated into one of the two residential units). The remodel includes the addition of a second floor deck and an exterior stairway. Four on-site parking spaces are being maintained to serve the two residential units.

RATIONALE: The project site is located one block inland of Venice Beach 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 #DIR2011-1334, 5/26/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The duplex conforms to the Commission's density limit for the site and the 28-foot height limit for the North Venice area. The height of the structure is not being increased. Adequate on-site parking is provided for the duplex: four parking spaces - all accessed from the rear alley (Thornton Court). 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 (1,085 square feet of permeable landscaped area will be maintained on the 3,597 square foot 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 **November 3, 2011 meeting in Oceanside** 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



10/26/2011

Angelo Garcia
15118 Lamaida St
Sherman Oaks, CA 91403

**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- 234 -W

APPLICANT: Ocean Serenade, LLC

LOCATION: 550 N Via De La Paz, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 30' high, 7592 sq. ft. single family residence. Grading consists of 796 cubic yards of cut.

RATIONALE: The subject lot is a 7500 sq. ft. inland lot within an existing developed single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. 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 Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 2-4, 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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



October 24, 2011

Robert Ovakawa
City of Los Angeles
Department of Recreation & Parks
221 N. Figueroa St., Ste 100
Los Angeles, CA 90012

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#: 5-11-245

APPLICANT: City of Los Angeles

LOCATION: 3720 Stephen White Drive, San Pedro, City of Los Angeles.

PROPOSED DEVELOPMENT: Public park improvements consisting of landscaping and irrigation improvements along a portion of the Cabrillo Beach Trail. Improvements include installing approximately 68 feet of new wood poles (treated with alkaline copper quaternary) set vertically as a trail border to match existing; replace damaged poles along rest of border; plant California coastal native landscaping along trail, install new irrigation for new landscaping; and install four concrete benches along trail and top of bluff.

RATIONALE: The existing park is a beach park with an existing concrete trail along the northwestern portion of the park and along the toe of the bluff leading from the park entrance out to the beach area. The wood poles will not be treated with creosote nor arsenic and the trail improvements are located over 150 feet from the high tide line and will not be in contact with the ocean. Best Management Practices will be implemented to minimize erosion and off-site runoff during construction. The improvements are being financed through a Los Angeles County Proposition A grant. 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 November 2-4, 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

cc: Commissioners/File

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



EMERGENCY PERMIT
Revised

DATE: October 24, 2011

EMERGENCY PERMIT: 5-11-240-G

APPLICANT: Los Angeles County Flood Control District

LOCATION: 1600 S. Paseo Del Mar, San Pedro

EMERGENCY WORK PROPOSED: Abandon in place existing storm drain line and reroute to avoid area that is experiencing land movement. Western section of drain line (Project 3897) will be rerouted with a 54 inch diameter line that will be trenched and reconnected to existing undamaged section located within maintenance road. A temporary access road, approximately 9 foot wide, will be graded along a portion of the bluff to safely access the lower portion of the trench. The access road will be regraded back to a natural condition and hydroseeded with a native plant mix. Eastern section (Project 655) will be rerouted with an 84 inch diameter line that will be trenched along Paseo del Mar to the adjacent bluff where the line will daylight along the bluff and extend down the bluff and will outlet at the toe of the bluff.

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 land movement causing breakage in the existing storm drain 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,

CHARLES LESTER
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 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.
7. OTHER: During construction the applicant shall incorporate appropriate measures to ensure that all construction equipment, materials, and debris do not adversely impact the marine environment and that the disturbed areas of the bluff will be graded back to a natural condition and hydroseeded with native plant mix.

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: City of Los Angeles, Department of Public Works
County of Los Angeles Department of Boating and Harbors

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: October 21, 2011

EMERGENCY PERMIT: 5-11-249-G

APPLICANT: Mesa Consolidated Water District; Attn: Mark Pelka

LOCATION: San Diego Creek between SR-73 and Jamboree Road, Newport Beach (Orange County)

EMERGENCY WORK PROPOSED:

Removal and replacement of a damaged 16 foot length section of a 42 inch water main located within San Diego Creek. The pipeline is one of the primary water sources for the cities of Huntington Beach, Costa Mesa, parts of Newport Beach and John Wayne airport.

A crane access pad area up to 50' wide by 200' in length will be created on the south bank of San Diego Creek. Construction of the temporary crane access pad will require clearance of vegetation six to twelve inches above the existing surface, installation of construction grade fabric, and a twelve inch layer of aggregate base. All materials required for the crane access pad will be removed upon completion of work.

The University Drive Bank of the channel will be lined with two rows of silt fencing and straw waddles to contain unanticipated runoff from the site. Turbidity Barriers and absorbent booms will be placed from bank to bank 25 feet upstream and downstream of the work area. A crane and clamshell bucket will be used to remove earth along the length of the pipeline. The sediment will be placed in Baker tanks and, if necessary, a siltation pond, for dewatering prior to export from the site for disposal.

The replacement pipe will be installed in the channel bottom and sealed using divers. No diversion of the creek is proposed. A maximum of 12 cubic yards of ¾ to 1 inch rock will be used as bedding for the replacement pipe.

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 sudden rupture in a water main which has resulted in the loss of a primary source of water for Costa Mesa, Huntington Beach, parts of Newport Beach, and John Wayne Airport, thereby requiring 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,

Charles Lester
Executive Director

Original Signed By
(Signature on File)

By: Teresa Henry 

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. As proposed by the applicant, the project is anticipated to take approximately 7 weeks (49 days) to complete. Thus, the work authorized by this permit must be completed within 60 days of the date of this permit.
4. 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.
5. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
6. Within 90 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 270 days of the date of this permit unless this deadline is extended or waived in writing by the Director for good cause.
7. Pre-project site biological conditions shall be documented through photographs of the site (e.g. excavation area, construction work route, and stockpile area), mapping and other appropriate documentation prior to commencement of work. Post-project conditions shall also be similarly documented and an analysis prepared identifying all impacts to biological resources caused by the proposed project. While no native habitat or wetlands are proposed to be permanently impacted, any such inadvertent or unexpected impacts to native habitat, wetlands and other habitat shall be mitigated. The pre and post project biological condition documentation shall be submitted in conjunction with the follow-up regular coastal

development permit application, along with a mitigation plan if adverse impacts to biological resources occur.

8. Prior to conducting project activities within or adjacent to the channel, a qualified biologist shall conduct a pre-construction survey for the light-footed Clapper Rail and the least Bell's Vireo to determine if the species is present within or adjacent to the project footprint. Should the species be present during pre-construction surveys, the applicant shall follow Fish and Wildlife Service protocols to ensure that the project does not result in impacts to the light-footed Clapper Rail or the least Bell's Vireo. The application for the follow-up permit shall include a brief summary report prepared by a qualified biologist documenting (with photos) any special-status species observed during project activities, and the extent of project related disturbance (including the acreage of impact by vegetation type).
9. Construction activities shall, to the maximum extent feasible, minimize or avoid significant adverse impacts on biological resources. Construction access shall take place from the existing bicycle path and the proposed crane access pad. Baker tanks and siltation ponds shall, to the maximum extent feasible, be sited where they will not result in impacts to native vegetation.
10. Prior to removal of vegetation, the applicant shall install erosion control measures to minimize bank erosion and sedimentation of the channel from project activities. The applicant has proposed the use of silt fencing, straw wattles, turbidity barriers and absorbent boom. These measures shall be maintained in good repair until completion of the project.
11. The applicant shall minimize impacts to the bike trail located adjacent to the project. Bike lane/pedestrian trail closures and detours shall be managed by the applicant during implementation of the proposed emergency work in a manner that has the least effect upon public access to and along the coast. The duration of closures shall be minimized to the extent possible.
12. Following completion of the project, all work materials shall be removed from the site (e.g., erosion control features, crushed rock for crane access pad, geotextile fabric). The applicant shall submit a vegetation control plan to ensure that non-native species do not colonize the disturbed portion of the site. Prior to weeding or the usage of any herbicides, the applicant shall submit a vegetation control plan for the review and approval of the Executive Director. The plan shall specify the types of herbicides and procedures for their use, and the procedures for removal of non-native vegetation.

Condition number Six (6) requires that you obtain a follow-up regular Coastal Development Permit. If the property owner wishes to have the emergency work become 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.

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

Enclosure: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department, File

CALIFORNIA COASTAL COMMISSION

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

5-04-089-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: October 26, 2011
SUBJECT: Permit No. 5-04-089 granted to Three Arch Bay Community Services District for:

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

PROJECT SITE: Throughout the Three Arch Bay Community
Laguna Beach, Orange County

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

Delete the following aspects from approved project:

- Installation of new storm drain pipes within Vista del Sol from the upstream end of the storm drain system to Stonington street, and from Encino street to North La Senda street (these aspects have been moved to the new coastal development application 5-11-121).
- Modification of the smaller desilter basin, located at the upstream terminus of the storm drain system and of Vista del Sol street, by replacing the existing 18 inch reinforced concrete pipe riser with a 30 inch ID CSP.

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 proposed amendment is intended to allow a portion of the approved project to go forward separately from the overall project. The applicant has submitted an application for a coastal development permit for the aspects of the project proposed for deletion under this amendment request (coastal development permit application No. 5-11-121). That coastal development permit application also includes additional minor development (construction of a debris retaining wall at the desilter basin; reconstruction of the existing storm drain pipe between North Portola and North La Senda; and construction of a lateral pipe within North

5-04-089-A1 (Three Arch Bay Community Services District)
Notice of Immaterial Amendment
Vista del Sol Storm Drain Improvements
Page 2

Alta Mira and North Portola streets between the new storm drain pipe within Vista del Sol and the reconstructed storm drain pipe described above).

The applicant has requested separating out aspects of the project due to funding constraints that do not allow for full construction of the storm drain system approved under coastal development permit 5-04-089. In addition, this amendment request and the proposed coastal development permit application (5-11-121) are intended to avoid having overlapping coastal development permits. The main issue with the underlying project was the appropriate location of the new ocean outlet and its impact on sensitive tidal habitat. Through careful evaluation of alternatives, the location approved under 5-04-089 was found to be the least environmentally damaging alternative. In approving 5-04-089 the Commission found:

The proposed outlet location avoids impacts to tide pools. The stormwater to be discharged from the outlet will be treated through water quality measures described earlier that will substantially lessen any potential impacts the discharge may have on the marine environment in the vicinity. In addition, the area of discharge will dilute rapidly due to the turbulent nature of the channel and the existing exchange between the channel waters and the open ocean waters. The marine community within the discharge area is resilient and able to withstand the influx of discharge. The runoff to be discharged, as treated by the previously described water quality measures, will be similar to the receiving waters in terms of temperature and salinity, and so the discharge in the proposed location will have less of an impact than any of the alternate locations.

The originally approved permit, 5-04-089 included eight special conditions. Each of these special conditions remains in effect under the approved coastal development permit as proposed to be amended. The originally imposed special conditions still must be complied with prior to issuance of the permit. Therefore, with the changes proposed (deletion of the two aspects of the proposed project described above) and with the originally imposed special conditions remaining in effect, the proposed project as amended will be consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Meg Vaughn at the 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
(562) 590-5071

(5-08-154-E2)

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

Notice is hereby given that **Dacor Estates** has applied for a one-year extension of Coastal Development Permit **5-08-154**, as amended, granted by the California Coastal Commission on **October 16, 2008** for:

Demolition of an existing 54-unit apartment complex and construction of a 24-unit condominium development. Two (2) parking spaces for each unit will be provided, as well as fifteen (15) guest parking spaces for a total of sixty-three (63) parking spaces. Hardscape and landscape work is also proposed. Grading will consist of 1,615 cubic yards of cut, which will balance on site. More specifically described in the application file in the Commission offices.

At: **5515 River Avenue, Newport Beach, County of Orange County**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Fernie Sy
Coastal Program Analyst II