

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 W7 / Th7**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

For the December Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: December 7, 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 December 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 December 7, 2011 and Los Angeles County items on December 8, 2011, as follows:

On Wed., December 7, 2011, the following items for Orange County will be reported to the Commission:

REGULAR WAIVERS

1. 5-11-242-W Mr. & Mrs. John Twist (Newport Beach, Orange County)
2. 5-11-246-W Martin Booth (Newport Beach, Orange County)
3. 5-11-248-W Robert Ferencez (San Clemente, Orange County)
4. 5-11-273-W Bengard Family Trust (San Clemente, Orange County)

DE MINIMIS WAIVERS

2. 5-11-222-W Ragaei Ayoub (Newport Beach, Orange County)
3. 5-11-247-W Edward Contreras (Newport Beach, Orange County)
7. 5-11-257-W Douglas & Terri Snyder (Newport Beach, Orange County)
9. 5-11-263-W Steven Lenahan (Seal Beach, Orange County)
12. 5-11-270-W DBTN, LLC (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-11-089-E5 Three Arch Bay C S D, (Laguna Beach, Orange County)

On December 8, 2011, the following items for Los Angeles County will be reported to the Commission:

DE MINIMIS WAIVERS

1. 5-11-104-W Jereme & Leslie Pitts (Hermosa Beach, Los Angeles County)
4. 5-11-251-W Richard Nagler, Michael S. & Jina Chodler (Santa Monica, Los Angeles County)
5. 5-11-254-W City of Santa Monica & Cirque Du Soleil (Santa Monica, Los Angeles County)
6. 5-11-255-W Douglas Sweetland & Carolina Rojas (Venice, City of Los Angeles, Los Angeles County)
8. 5-11-259-W Diana Turlik (Santa Monica, Los Angeles County)
10. 5-11-264-W ASB/Blatteis Promenade Holdings, LLC (Santa Monica, Los Angeles County)
11. 5-11-267-W Patrick & Vicki Patman (Hermosa Beach, Los Angeles County)
13. 5-11-275-W Jawalit & Kamalit Janlekha (Venice, City of Los Angeles, Los Angeles County)
14. 5-11-287-W Tom S. Schey (Venice, City of Los Angeles, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-90-789-E19 Stephen M. Blanchard (Venice, City of Los Angeles, Los Angeles County)

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SOUTH COAST DISTRICT

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SOUTH COAST DISTRICT (LONG BEACH)

DEPUTY DIRECTOR'S REPORT

For the

December Meeting of the California Coastal Commission

MEMORANDUM

Date: December 7, 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 December 7, 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. 5-11-242-W Mr. & Mrs. John Twist (Newport Beach, Orange County)
2. 5-11-246-W Martin Booth (Newport Beach, Orange County)
3. 5-11-248-W Robert Ferencez (San Clemente, Orange County)
4. 5-11-273-W Bengard Family Trust, Attn: Thomas O. Bengard & Kim C. Bengard, Trustees (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-11-104-W Jereme Pitts & Leslie Pitts, Attn: Leanarch, James Meyer (Hermosa Beach, Los Angeles County)
2. 5-11-222-W Ragaei Ayoub (Newport Beach, Orange County)
3. 5-11-247-W Edward Contreras (Newport Beach, Orange County)
4. 5-11-251-W Richard Nagler, Micheal S. & Jina Chodler (Santa Monica, Los Angeles County)
5. 5-11-254-W City Of Santa Monica, Attn: Mr. Rod Gould; (Santa Monica, Los Angeles County)
6. 5-11-255-W Douglas Sweetland & Carolina Rojas (Venice, City Of Los Angeles, Los Angeles County)
7. 5-11-257-W Douglas & Terri Snyder (Newport Beach, Orange County)
8. 5-11-259-W Diana Turlik (Santa Monica, Los Angeles County)
9. 5-11-263-W Steven M. Lenahan (Seal Beach, Orange County)
10. 5-11-264-W Asb/Blatteis Promenade Holdings, Llc (Santa Monica, Los Angeles County)
11. 5-11-267-W Patrick Patman & Vicki Patman (Hermosa Beach, Los Angeles County)
12. 5-11-270-W Dbtn, Llc, Attn: Mr. Tom Nicholson (Corona Del Mar, Orange County)
13. 5-11-275-W Jawalit & Kamalit Janlekha (Venice, City Of Los Angeles, Los Angeles County)
14. 5-11-287-W Tom S. Schey (Venice, City Of Los Angeles, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-04-089-E5 Three Arch Bay C S D, Attn: Drew Harper, Executive Director (Laguna Beach, Orange County)
2. 5-90-789-E19 Stephen M. Blanchard (Venice, City Of Los Angeles, Los Angeles County)

TOTAL OF 20 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>
5-11-242-W Mr. & Mrs. John Twist	Addition of 537 sq. ft. to the first and second stories of the existing 3459 sq. ft. single family residence, resulting in a 3,996 sq. ft. single family residence.	209 Via Lido Soud, Newport Beach (Orange County)
5-11-246-W Martin Booth	Addition and remodel of an existing 1,780 square foot, two-story, single-family residence with an attached 309 square foot two-car garage. The proposed project includes: 1) removal of 315 square feet of the existing 2nd floor; and 2) an addition of 660 square feet to the existing 2nd floor. Post project the two-story, the single-family residence will consist of 2,105 square feet with an attached 390 square foot two-car garage. There will be no change to the existing footprint. The maximum height of the structure will be 26' above existing grade. No grading is proposed.	314 62nd Street, Newport Beach (Orange County)
5-11-248-W Robert Ferencez	Remodel and addition to an historic two-story 21' tall duplex with demolition of 408 sq. ft. 2-car detached garage and construction of a new 568 sq. ft. 2-car garage including a laundry room with exterior stairs to a 214 sq. ft. garage roof deck, 194 sq. ft. enclosed loggia connecting the garage to the upper unit; a 55 sq. ft. addition and complete remodel to lower unit, no changes to upper unit, drainage improvements and no grading or landscaping proposed.	212 Avenida Rosa, San Clemente (Orange County)
5-11-273-W Bengard Family Trust, Attn: Thomas O. Bengard & Kim C. Bengard, Trustees	Addition to an existing three-story, 10,663 sq. ft. single-family residence with attached 3-car garage including 10 sq. ft. addition to second floor master bedroom no drainage improvements and no grading or landscaping is proposed. The new residence will be 10,673 sq. ft. including attached garage and 26' tall measured from the centerline of the frontage road.	3912 Calle Ariana, San Clemente (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-104-W Jereme Pitts & Leslie Pitts, Attn: Leanarch, James Meyer	Demolition of the existing duplex and construction of a new, 4,192 sq. ft. single family residence.	2531 Myrtle Avenue, Hermosa Beach (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-11-222-W Ragaei Ayoub	Demolition of the existing single family residence and construction of a 3078 sq. ft., 29 foot high duplex	115 30th Street, Newport Beach (Orange County)
5-11-247-W Edward Contreras	Demolition of existing one-story single-family residence and construction of a new three-story, 2,507 sq. ft., 29' tall, single family dwelling, 445 sq. ft. roof deck, 154 sq. ft. balconies, an attached 398 sq. ft. 2-car garage and hardscape improvements including concrete block walls along the side property lines. Grading consists of 165 cubic yards of over-excavation cut/fill for soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch basins and French drains to provide onsite infiltration of runoff prior to the main storm drain system. Landscaping is proposed utilizing drought tolerant non-invasive plants such as bougainvillea, rosemary and lavender.	220 Sapphire Ave, Newport Beach (Orange County)
5-11-251-W Richard Nagler, Micheal S. & Jina Chodler	New 3-story town homes, subterranean private parking for each unit (6) spaces total.	1919 4th Street, Santa Monica (Los Angeles County)
5-11-254-W City Of Santa Monica, Attn: Mr. Rod Gould	Temporary erection of big top and ancillary trailer structures on the 1550 Beach lot and Deauville Site for the purpose of operation of a circus from January 2, 2012 through March 31, 2012.	1550 Pacific Coast Highway (Beach Parking lot; M.B. 22p. 15), Santa Monica (Los Angeles County)
5-11-255-W Douglas Sweetland & Carolina Rojas	Construction of a two-story, 29-foot high, 2,858 square foot single-family residence with an attached two-car garage on a vacant 4,200 square foot lot.	711 Angelus Place, Venice, City Of Los Angeles (Los Angeles County)
5-11-257-W Douglas & Terri Snyder	Demolition of an existing single family residence and construction of a new 3,109 square foot, two story, 29 foot high at maximum point, single family residence with an attached, 433 square foot, two car garage.	2101 Seville, Newport Beach (Orange County)
5-11-259-W Diana Turlik	Addition of second residence in front of existing sfi, converting it to a duplex. Addition of four car garage.	2442 7th Street, Santa Monica (Los Angeles County)
5-11-263-W Steven M. Lenahan	Installation of a new 570 square foot one-story manufactured home. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	71 Riversea Rd, Seal Beach (Orange County)
5-11-264-W Asb/Blatteis Promenade Holdings, Llc	Demolition of an existing 33,309 square foot retail building and construction of new one-story 13,294 square foot retail store with partial basement.	1415 Third Street Promenade, Santa Monica (Los Angeles County)
5-11-267-W Patrick Patman & Vicki Patman	Demolition of the existing single family residence and construction of a new, 30' high, 4395 sq. ft. single family residence.	3010 Hermosa Ave, Hermosa Beach (Los Angeles County)

5-11-270-W Dbtn, Llc, Attn: Mr. Tom Nicholson	Demolition of the existing single family residence and construction of a new, 29 foot high, 5,712 sq. ft. single family residence	211 Heliotrope, Corona Del Mar (Orange County)
5-11-275-W Jawalit & Kamalit Janlekha	Addition of a three-level, thirty-foot high, 824 square foot second residential unit onto the rear of an existing one-story, 1,496 square foot single-family residence. Four on-site parking spaces are provided on the ground level below the new unit.	808 California Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-11-287-W Tom S. Schey	Demolition of a one-story, 1,694 square foot single-family residence and a detached garage on a 6,406 square foot lot, and construction of a two-story (above basement), 25-foot high, 3,122 square foot single-family residence with a swimming pool and detached two-story, two-car garage/recreation room accessory building.	341 6th Ave., Venice, City Of Los Angeles (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-04-089-E5 Three Arch Bay C S D, Attn: Drew Harper, Executive Director	Construction of a new storm drain system within the Three Arch Bay Community including within Vista del Sol and La Senda streets, to replace the existing deteriorated community storm drain system. The project will include relocation of the ocean outlet. The project includes approximately 3,000 feet of new storm drain lines, 20 new catch basins, several new manholes, and abandonment of several older lines. A tunnel for the new ocean outlet location is proposed to be excavated by hand.	Three Arch Bay Community, Laguna Beach (Orange County)
5-90-789-E19 Stephen M. Blanchard	Construction of commercial/retail building with two floors of subterranean parking.	601 Ocean Front Walk, Venice, City Of Los Angeles (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



11/22/2011

Lurline Hall Twist and George S. Twist
209 Via Lido Soud
Newport Beach, CA 92663

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- 242 -W

APPLICANT: Lurline Hall Twist and George S. Twist

LOCATION: 209 Via Lido Soud, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Addition of 537 sq. ft. to the first and second stories of an existing 3459 sq. ft. single family residence, resulting in a 3,996 sq. ft. single family residence.

RATIONALE: The subject lot is a 4050 sq. ft. bayfront lot designated as Single Unit Residential Detached in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach. 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 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 **December 7-9, 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



November 22, 2011

Richard Guidero
425 30th Street
Newport Beach, CA 92663

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#: 5-11-246

APPLICANT: Martin Booth

LOCATION: 314 62nd Street, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,780 square foot, two-story, single-family residence with an attached 309 square foot two-car garage. The proposed project includes: 1) removal of 315 square feet of the existing 2nd floor; and 2) an addition of 660 square feet to the existing 2nd floor. Post project the two-story, the single-family residence will consist of 2,105 square feet with an attached 390 square foot two-car garage. There will be no change to the existing footprint. The maximum height of the structure will be 26' above existing grade. No grading is proposed.

RATIONALE: The lot size is 2,720 square feet and is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The rear of project site has a sandy beach that faces upon the tidally influenced Semeniuk Slough (located inland of Pacific Coast Highway). The proposed development does not result in an increased hazard to life and property nor would the proposed development create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area. Vertical public access to the slough is available at the Lancaster Street, street end located approximately 140-feet west of the project site. 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, 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 December 7-9, 2011 meeting. 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

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



November 21, 2011

Bror Monbert, Architect
3432 Via Oporto
Newport Beach, CA 92663

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#: 5-11-248

APPLICANT: Robert Ferencez

LOCATION: 212 Avenida Rosa, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an historic two-story 21' tall duplex with demolition of 408 sq. ft. 2-car detached garage and construction of a new 568 sq. ft. 2-car garage including a laundry room with exterior stairs to a 214 sq. ft. garage roof deck, 194 sq. ft. enclosed loggia connecting the garage to the upper unit; a 55 sq. ft. addition and complete remodel to lower unit, no changes to upper unit, drainage improvements and no grading or landscaping proposed.

RATIONALE: The subject site is a 3,986 sq. ft. inland lot designated Residential Medium Density (RM) in the San Clemente Land Use Plan (LUP). The site is located within the City's Categorical Exclusion Zone. The project however, does not meet development conditions to qualify for a categorical exclusion under Categorical Exclusion No. E-82-1 as the remodel is based on a conditional use permit to allow the exception to development standards for an historic structure as issued by the City and therefore requires a coastal development permit by the Commission. The site has non-conforming side and rear setbacks and non-conforming parking spaces (1 per unit instead of the required 2 per unit). Although the garage is proposed to be demolished and re-constructed, site layout constraints do not allow for construction of a 4-car garage, this would require the historic home to be demolished and the entire site redeveloped. As proposed the project does not meet the Commission's parking requirement (2 spaces per residence); however, as public coastal access is half a mile southwest of the site at the Pier Bowl, the public's ability to access the coast will not be adversely impacted by the site's nonconforming parking. The proposed project is compatible with the character of surrounding development. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. Downspouts from the new garage roof will be directed to new drainage lines/planters. 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 **December 7-9, 2011** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

by: KARL SCHWING
Supervisor Regulation and Planning

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 22, 2011

Keisker & Wiggle Architects, Inc.
26961 Camino de Estrella Suite 200
Capistrano Beach, CA 92624

**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#: 5-11-273

APPLICANT: Bengard Family Trust

LOCATION: 3912 Calle Ariana, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Addition to an existing three-story, 10,663 sq. ft. single-family residence with attached 3-car garage including 10 sq. ft. addition to second floor master bedroom no drainage improvements and no grading or landscaping is proposed. The new residence will be 10,673 sq. ft. including attached garage and 26' tall measured from the centerline of the frontage road.

RATIONALE: The subject site is a 22,705 sq. ft. (0.5 ac) bluff top 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 minor 10 sq. ft. addition to the second story of an existing three-story single family residence with no change to the footprint of the existing structure. The proposed additions are taking place on the bluff side of the lot, within 50 feet of a coastal bluff and therefore the proposed minor addition is not exempt from Coastal Development Permit requirements. 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 **December 7-9, 2011** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

by: _____

KARL SCHWING

Supervisor Regulation and Planning

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



11/18/2011

Srour + Assoc
1001 6th St, Suite 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-11- 104 -W

APPLICANT: Jereme and Leslie Pitts

LOCATION: 2531 Myrtle Avenue, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 4,192 sq. ft. single family residence

RATIONALE: The subject lot is a 2986 sq. ft. inland lot designated as Medium Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed to an underground infiltration device and landscaped areas. 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 **December 7-9, 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

by: _____
GARY TMM /
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



11/22/2011

Ragaei Ayoub
2710 N. Vista Circle
Orange, CA 92867

**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- 222 -W

APPLICANT: Ragaei Ayoub

LOCATION: 115 30th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a 3078 sq. ft., 29 foot high, duplex.

RATIONALE: The subject lot is a 2361 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. Four parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards 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 **December 7-9, 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

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



November 21, 2011

Ian J.N. Harrison, Architect
3535 East Coast Highway #301
Corona Del Mar, CA 92625

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

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

WAIVER#: 5-11-247

APPLICANT: Edward Contreras

LOCATION: 220 Sapphire Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing one-story single-family residence and construction of a new three-story, 2,507 sq. ft., 29' tall, single family dwelling, 445 sq. ft. roof deck, 154 sq. ft. balconies, an attached 398 sq. ft. 2-car garage and hardscape improvements including concrete block walls along the side property lines. Grading consists of 165 cubic yards of over-excavation cut/fill for soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch basins and French drains to provide onsite infiltration of runoff prior to the main storm drain system. Landscaping is proposed utilizing drought tolerant non-invasive plants such as bougainvillea, rosemary and lavender.

RATIONALE: The subject site is a 2,550 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. 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. Adequate measures to address water quality have been incorporated during construction and into the project design. Surface area drains and downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. Public coastal access to the bay is available ~500 feet north of the site at N. Bayfront along a public walkway surrounding Balboa Island. 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 December 7-9, 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
by: KARL SCHWING (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



November 22, 2011

Jeff Guga
13241 Lake Street
Los Angeles, CA 90066

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#: 5-11-251

APPLICANT: Richard Nagler, Michael & Gina Chodler

LOCATION: 1919 4th Street, Santa Monica.

PROPOSED DEVELOPMENT: Construction of a three unit 11,762 square foot, 30 foot high, townhome with subterranean parking garage providing six parking spaces.

RATIONALE: The proposed project is located approximately four blocks from the beach within a developed residential neighborhood, zoned OP-2 (low multiple housing). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide two parking spaces for each unit. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to the existing drain system. 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 December 7-9, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____
(Signature on File)
Al J. Padua
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



November 22, 2011

City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

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

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

WAIVER#: 5-11-254.

APPLICANT: City of Santa Monica &
Cirque du Soleil

LOCATION: 1550 Pacific Coast Highway (adjacent to Pier), Santa Monica.

PROPOSED DEVELOPMENT: Erection of a temporary big top tent and ancillary trailer structures for purposes of operating a circus between January 2, 2012 through March 31, 2012.

RATIONALE: The proposed circus will be operating during the non-summer period. The proposed circus has previously used the same site during the same period and during those events there has not been a significant impact to public beach access. Of the total of approximately 1,021 parking spaces within the pier parking area 296 spaces will remain available. A traffic management plan will be required by the City and a free shuttle bus system will also be available from the public parking areas at the Civic Center parking Structure and South Beach Lot. 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 December 7-9, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(Signature on File)
by: AT 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



November 18, 2011

Kevin Oreck, Architect
113½ N. La Brea Avenue, #114
Los Angeles, CA 90036

**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: 5-11-255

APPLICANTS: Douglas Sweetland & Carolina Rojas

LOCATION: 711 Angelus Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 29-foot high, 2,858 square foot single-family residence with an attached two-car garage on a vacant 4,200 square foot lot.

RATIONALE: The proposed project, which is located over one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2544, 7/30/11) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the thirty-foot height limit for structures with varied rooflines in Southeast Venice. Adequate on-site parking is provided (a two-car garage plus two spaces on the driveway). All parking 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 (approximately 1,557 square feet of permeable landscaped area will be maintained on the 4,200 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 **December 8, 2011 meeting in San Francisco** 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

November 21, 2011



Douglas & Terri Snyder
408 Belvue Lane
Newport Beach, CA 92661

**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#: 5-11-257 **APPLICANT:** Douglas & Terri Snyder

LOCATION: 2101 Seville, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new 3,109 square foot, two story, 29 foot high at maximum point, single family residence with an attached, 433 square foot, two car garage.

RATIONALE: The subject site is a 2,912 square foot, interior lot designated Single Unit Residential Detached in the City's certified LUP. Public coastal access exists in the project vicinity at the sandy public beach along the Balboa Peninsula (approximately 2 blocks south). The proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. The proposed project conforms to the Commission's typically imposed parking requirement of two spaces per residential unit and is designed to be compatible with the character of surrounding development. In addition, water quality measures including directing site drainage to vegetated areas and a bottomless trench drain have been incorporated into the project design. 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. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Land Use Plan, 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 **December 7-9, 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

Karl Schwing
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



November 22, 2011

Diana Turlik
2442 7th 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#: 5-11-259

APPLICANT: Diana Turlik

LOCATION: 2442 7th Street, Santa Monica.

PROPOSED DEVELOPMENT: Construction of a 1,590 square foot, 22 foot high, second unit and four car garage on a lot with an existing single-family residence.

RATIONALE: The proposed project is located approximately six blocks from the beach within a developed residential neighborhood, zoned OP-2 (low multiple housing). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide two parking spaces for the new unit. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to the existing drain system. 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 December 7-9, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(Signature on File)
by: Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 22, 2011

Steven Lenahan
71 Riversea Road
Seal Beach, CA 90740

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

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WAIVER#: 5-11-263

APPLICANT: Steven Lenahan

LOCATION: 71 Riversea Road (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Installation of a new 570 square foot one-story manufactured home. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located between the first public road and the sea. The lot size is approximately 820 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. No parking space is provided on site. However, parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately 1/2 mile west of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their December 7-9, 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)
K. J. [Signature]
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



November 22, 2011

Howard Robinson
1940 Century Park east, #200
Los Angeles, CA 90034

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

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WAIVER#: 5-11-264

APPLICANT: Asb/Blatteis Promenade Holdings, Llc

LOCATION: 1415 Third Street Promenade, Santa Monica.

PROPOSED DEVELOPMENT: Demolition of a 40 foot high, 33,309 square foot retail building and construction of a 35 foot high, 13,294 square foot retail building, with a partial subterranean level.

RATIONALE: The proposed project will be located in downtown Santa Monica which consists of a mixture of office, retail, residential, and visitor-serving commercial uses. The LUP limits development to a height of 56 feet, or 84 feet with site plan review. The height of the proposed project will be approximately 35 feet, consistent with the height limit for the downtown area. Furthermore, the proposed project will be compatible with the character and scale of the surrounding area and is a permitted use in the downtown area. The proposed project is located within the City of Santa Monica's downtown Parking Assessment District which provides over 3,000 parking spaces. Businesses located within the boundaries of the Parking District are not required to provide on-site parking. Furthermore, the proposed new retail building, which will be smaller in square footage than the exiting to be demolished building, will generate less demand on the overall parking supply within the Parking District. 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 December 7-9, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: Original Signed By
(Signature on File)

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



11/18/2011

Srour + Assoc
1001 6th St, Suite 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-11- 267 -W

APPLICANT: Patrick and Vicki Patman

LOCATION: 3010 Hermosa Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 30' high, 4395 sq. ft. single family residence.

RATIONALE: The subject lot is a 2403 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable surfaces and an underground infiltration system, 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 **December 7-9, 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



11/22/2011

Teale Architecture
2900 Bristol St. Bldg A-203
Costa Mesa, CA 92626

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

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

WAIVER#: 5-11- 270 -W

APPLICANT: DBTN, LLC

LOCATION: 211 Heliotrope, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 29 foot high, 5,712 square foot single family residence

RATIONALE: The subject lot is a 3965 sq. ft. inland lot designated as Single Unit Residential Detached in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. Runoff is directed towards perforated trench drains and gravel area drains, for on-site infiltration. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. 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 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 **December 7-9, 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



November 23, 2011

Ron Culver, Culver Architects, Inc.
6309 Pacific Avenue, #20
Playa del Rey, CA 90293

**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: 5-11-275

APPLICANTS: Jawalit & Kamalit Janlekha

LOCATION: 808 California Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Addition of a three-level, thirty-foot high, 824 square foot second residential unit onto the rear of an existing one-story, 1,496 square foot single-family residence. Four on-site parking spaces are provided on the ground level below the new unit.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2477, 9/22/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed two residential units conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the two residential units: four 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 (1,750 square feet of permeable landscaped area will be maintained on the 4,374 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 **December 8, 2011 meeting in San Francisco** 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



November 23, 2011

Elise Gispan
2633 Lincoln Boulevard, #246
Los Angeles, CA 90036

**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: 5-11-287

APPLICANT: Tom S. Schey

LOCATION: 341 6th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,694 square foot single-family residence and a detached garage on a 6,406 square foot lot, and construction of a two-story (above basement), 25-foot high, 3,122 square foot single-family residence with a swimming pool and detached two-story, two-car garage/recreation room accessory building.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2960, 11/16/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for the Oakwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the garage and a third space on the driveway, 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 (3,214 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 **December 8, 2011 meeting in San Francisco** 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

November 30, 2011

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

Notice is hereby given that: Three Arch Bay Community Services District (CSD), has applied for a one year extension of **Permit No. 5-04-089** granted by the California Coastal Commission: August 9, 2005 for:

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

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

NOTE: Coastal Development Permit No. 5-04-089 was amended on November 11, 2011 to delete the following portions of the approved project: 1) 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; and, 2) 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. The deleted aspects of 5-04-089 were approved via Coastal Development Permit Waiver No. 5-11-121-W at the Commission's November 2011 hearing.

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,
CHARLES LESTER
Executive Director

Meg Vaughn
Original Signed By
By: Meg Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



December 7, 2011

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT 5-90-789-E19

Notice is hereby given that **Boardwalk Sunset, LLC** has applied for a one-year extension of **Coastal Development Permit 5-90-789**, granted by the California Coastal Commission on **November 10, 1991** and amended on **October 14, 1994** for:

Construction of commercial/retail building with 2 floors of subterranean parking. More specifically described in the permit and permit amendment application files.

At: **601 Ocean Front Walk, Venice, City of Los Angeles [Los Angeles County APN 4286-028-001].**

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,
CHARLES LESTER
Executive Director

Original Signed By
(Signature on File)

By: **Charles R. Posner**
Coastal Program Analyst