

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

W10 & W12

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

For the

February Meeting of the California Coastal Commission

MEMORANDUM

Date: February 9, 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 February 9, 2011 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

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

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

DE MINIMIS WAIVERS

1. 5-10-140-W Jay & Diana Moss (Newport Beach, Orange County)
2. 5-10-279-W Mr. James F. Mitchell (Pacific Palisades, Los Angeles County)
3. 5-10-286-W Romana Pier, Llc (Santa Monica, Los Angeles County)
4. 5-10-290-W Cynthia Metzger (Seal Beach, Orange County)
5. 5-10-291-W Sally Riebhoff (Newport Beach, Orange County)
6. 5-11-003-W County Sanitation District No. 27 Of Los Angeles (D-27), Attn: Stan Pegadiotes, Project Engineer (Pacific Palisades, Los Angeles County)
7. 5-11-004-W Southern California Gas Co., Attn: Mr. Mark McGlennen, Project Manager (Playa Del Rey, Los Angeles County)
8. 5-11-013-W Suzanne & Jordan Geller (Pacific Palisades, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-05-236-E4 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)
2. 5-06-481-E2 William Abbott (Venice, Los Angeles County)

TOTAL OF 10 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-140-W Jay & Diana Moss	Demolition of an existing single-family residence and construction of a new two-story 6,735 square foot single-family residence with an attached 788 square foot total two-car and one-car garage on a bulkheaded lot. The proposed residence will not exceed the maximum building height of 27' above finished grade. Grading will consist of less than approximately 50 cubic yards of export, which will be disposed of outside of the Coastal Zone. A pile and grade beam foundation system will support the new proposed residence. Bulkhead work will consist of: new concrete coping, tie back rods, and deadman; new temporary shoring (secant pile shoring) walls along the North and South property lines for the bulkhead work; new concrete slab on grade extending 5-feet beyond the bulkhead as a cantilevered concrete deck; and a new 3'-6" high frosted glass guardrail along the new coping of the bulkhead. All bulkhead work will take place on the landward side of the existing bulkhead. The repaired bulkhead will remain in precisely the same location as the existing bulkhead. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work is proposed to the existing boat dock and associated structures.	109 Bayside Dr., Newport Beach (Orange County)
5-10-279-W Mr. James F. Mitchell	Repair an approximately 7,500 square foot landslide by regrading approximately 50 feet of the 70 foot slope to previously existing 1.5:1 slope gradient. Grading will include approximately 98 cubic yards of cut and 888 cubic yards of fill, benching the slope and installing a v-ditch and drainline. Slope will be re-landscaped with native and drought tolerant non-invasive plants.	1053 And 1059 Maroney Lane & 1142 Pulgas Road, Pacific Palisades (Los Angeles County)
5-10-286-W Romana Pier, Llc	Remodel existing 30 foot high, 7,068 square foot nightclub/restaurant (Ashgrove) that includes adding 147 square feet of interior space within the loft area and 1,579 square feet of roof deck. The new deck area and existing ground floor patio areas will include visually treated Plexiglas windcreens that will minimize potential bird strikes.	250 Santa Monica Pier, Santa Monica (Los Angeles County)
5-10-290-W Cynthia Metzger	Removal of an existing mobile home and installation of a new 1,234 square foot two-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will 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.	55 Riversea Rd., Seal Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-10-291-W Sally Riebhoff	Demolition of existing duplex and construction of a new 23 feet high, 2,759 sq. ft. single family residence.	125 38th Street, Newport Beach (Orange County)
5-11-003-W County Sanitation District No. 27 Of Los Angeles (D-27), Attn: Stan Pegadiotes, Project Engineer	Demolition of an existing approximately 8 foot high, 144 square foot brick sewage pumping control structure. One removed the area will be landscaped with drought tolerant non-invasive plants.	Northeast corner of Pacific Coast Highway/Coastline Drive, Pacific Palisades (Los Angeles County)
5-11-004-W Southern California Gas Co., Attn: Mr. Mark McGlennen, Project Manager	Reroute existing waste water line and place approximately 625 lineal feet of 8-inch diameter line underground within the facility's existing access roadway	Southern California Gas Tank Farm, East of Culver Boulevard,, Playa Del Rey (Los Angeles County)
5-11-013-W Suzanne & Jordan Geller	Demolition of a 2,262 square foot single-family residence and construction of a two-story, 29 foot high, 5,223 square foot single-family residence with basement and attached 444 square foot two car garage.	522 N. Almar Ave., Pacific Palisades (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-236-E4 Palisades Landmark, LLC	Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.	17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)
5-06-481-E2 William Abbott	Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement.	121 Catamaran Street, Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



January 19, 2011

Eric Trabert
9521 Irvine Center Drive
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#: 5-10-140 **APPLICANT:** Jay & Diana Moss

LOCATION: 109 Bayside Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story 6,735 square foot single-family residence with an attached 788 square foot total two-car and one-car garage on a bulkheaded lot. The proposed residence will not exceed the maximum building height of 27' above finished grade. Grading will consist of less than approximately 50 cubic yards of export, which will be disposed of outside of the Coastal Zone. A pile and grade beam foundation system will support the new proposed residence. Bulkhead work will consist of: new concrete coping, tie back rods, and deadman; new temporary shoring (secant pile shoring) walls along the North and South property lines for the bulkhead work; new concrete slab on grade extending 5-feet beyond the bulkhead as a cantilevered concrete deck; and a new 3'-6" high frosted glass guardrail along the new coping of the bulkhead. All bulkhead work will take place on the landward side of the existing bulkhead. The repaired bulkhead will remain in precisely the same location as the existing bulkhead. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system. No work is proposed to the existing boat dock and associated structures.

RATIONALE: The subject site consists of a 16,476 square foot bulkheaded lot designated as single-unit residential detached in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Public access to the bay is located approximately 1-mile northwest of the project site at Bayside Drive Beach. The home conforms to the setback requirements. The proposed project with three (3) parking spaces conforms to the Commission's parking requirement (2 spaces per residential unit). Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. No fill of coastal waters 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 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 February 9-11, 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 r

PETER DOUGLAS
Executive Director
cc: Commissioners/File

KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 18, 2011

Mr. James Mitchell
1053 Maroney Ln
Pacific Palisades, CA 90272

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

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WAIVER#: 5-10-279

APPLICANT: James F. Mitchell, Martha R. Kaplan &
Dr. Daniel R. Margulies

LOCATION: 1053 and 1059 Maroney lane & 1142 Pulgas Road, Pacific Palisades

PROPOSED DEVELOPMENT: Repair an approximately 7,500 square foot landslide by regrading approximately 50 feet of the 70 foot slope to previously existing 1.5:1 slope gradient. Grading will include approximately 98 cubic yards of cut and 888 cubic yards of fill, benching the slope and installing a v-ditch and drainline. Slope will be re-landscaped with native and drought tolerant non-invasive plants.

RATIONALE: The proposed project is located in a residential area of the Pacific Palisades area of the City of Los Angeles approximately 1 mile inland of Will Rogers State Beach. The landslide is located in the rear yards of three single-family residential properties. Drainage will be directed to existing drainlines that drain to the street. The slope will be re-landscaped with drought tolerant and non-invasive plants, and best management practices will be implemented during construction consistent with City grading requirements. 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 February 9-11, 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

[Signature]
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



January 18, 2011

David Forbes Hibbert
1544 20th Street
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#: 5-10-286

APPLICANT: Romana Pier, LLC

LOCATION: 250 Santa Monica Pier, Santa Monica

PROPOSED DEVELOPMENT: Remodel existing 30 foot high, 7,068 square foot nightclub/restaurant (Ashgrove) that includes adding 147 square feet of interior space within the loft area and 1,579 square feet of roof deck. The new deck area and existing ground floor patio areas will include visually treated Plexiglas windscreens that will minimize potential bird strikes.

RATIONALE: The proposed project is located on the Santa Monica Pier. The existing building has a main roof height of 30 feet high with appurtenant structures extending to 35 feet. The new roof deck will be at 21 feet with appurtenant structures extending to 34 feet. The additional square footage will generate a demand of approximately 7 additional parking spaces which can be supported by the existing supply of parking available to the Pier. 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 February 9-11, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director


Al J. Pádilla
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



January 19, 2011

Cynthia Metzger
P.O. Box 136
Seal Beach, CA 90740

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

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

WAIVER#: 5-10-290 **APPLICANT:** Cynthia Metzger

LOCATION: 55 Riversea Road (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing mobile home and installation of a new 1,234 square foot two-story manufactured home. Parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The maximum height of the residence will 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 1,591 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1st Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 9-11, 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 req

PETER DOUGLAS
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



1/25/2011

Russ Blevins
11974 Quiggle Rd,
Herald, CA 95638

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

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

WAIVER#: 5-10- 291 -W**APPLICANT: Sally Ann Riebhoff****LOCATION: 125 38th St, Newport Beach, Orange County****PROPOSED DEVELOPMENT:** Demolition of existing duplex and construction of a new 23' high, 2,759 sq. ft. single family residence.

RATIONALE: The subject lot is a 2,375 sq. ft. inland lot designated as Two-Family Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. The proposed development consists of demolition of the existing duplex and construction of a new single family residence. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards two 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 **February 9-11, 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: _____
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



January 18, 2011

Stan Pegadiotes
County Sanitation Districts
Of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90601

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#: 5-11-003

APPLICANT: County Sanitation District No. 27 of
Los Angeles County

LOCATION: Northeast corner of Pacific Coast Highway/Coastline Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing approximately 8 foot high, 144 square foot brick sewage pumping control structure. Once removed the area will be landscaped with drought tolerant non-invasive plants.

RATIONALE: The proposed project is located on the inland side of Pacific Coast Highway within a landscaped area that is maintained by the adjacent Getty Villa. The area will be restored with ground cover and drought tolerant non-invasive plants. The existing structure will no longer be required following construction of a gravity sewer line previously approved by the Commission. 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 February 9-11, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 20, 2011

James Chuang
Environmental Management North
555 W.5th Street, MLGT16G3
Los Angeles, CA 90013

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#: 5-11-04

APPLICANT: Southern California Gas Company

LOCATION: Southern California Gas Tank Farm, East of Culver Boulevard, Playa del Rey (APN: 4211-014-803).

PROPOSED DEVELOPMENT: Reroute existing waste water line and place approximately 625 lineal feet of 8-inch diameter line underground within the facility's existing access roadway.

RATIONALE: The proposed project is located within the existing paved bermed roadway of the facility and is being relocated from the adjacent wetland area to minimize risk of wastewater spill into the wetlands. The existing line will be cleared and abandoned in place. The proposed project involves trenching and is within the existing tank farm facility and access road. Excavation and runoff will be controlled and Best Management Practices will be incorporated during construction to ensure sediment is contained within the roadway. All Excavated material will be removed and properly disposed of outside of the Coastal Zone. 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 February 9-11, 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:

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



January 26, 2011

Richard Blumenberg
RLB Architecture
15200 W. Sunset Blvd, Ste 201
Pacific Palisades, CA 90272

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#: 5-11-013

APPLICANT: Suzanne & Jordan Geller

LOCATION: 522 N. Almar Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of a 2,262 square foot single-family residence and construction of a two-story, 29 foot high, 5,223 square foot single-family residence with basement and attached 444 square foot two car garage.

RATIONALE: The project site is over a 1/4 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles and not on a coastal or canyon bluff. The applicant has received an Approval in Concept No. ZA-2010-3429 AIC from the City of Los Angeles Planning Department (12/23/10). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades, therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their February 9-11, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director


Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

January 28, 2011



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Palisades Landmark, LLC**
has applied for a one year extension of Permit No: **5-05-236-E4**
granted by the California Coastal Commission on: **February 8, 2006**

for **Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.**

at **17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: AL PADILLA
Coastal Program Analyst

Cp/lm (g notice 5-05-236-e4) cc: Local Planning Dept.
Richards, Watson & Gershon, Attn: Steve Kaufman

exp. 2/10/10

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(562) 590-5071



5-06-481-E2

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given **William Abbott** has applied for a one year extension of Coastal Development Permit 5-06-481, granted by the California Coastal Commission for:

Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement. More specifically described in the application file in the Commission offices.

at: **121 Catamaran Street, Venice, City of Los Angeles, County of Los Angeles.**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Charles Posner
Coastal Program Analyst