

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT**W7**200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov**SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the**March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 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 March 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.

REGULAR WAIVERS

1. 5-10-297-W Lloyd P. & Stacie R. Wendland (Newport Beach, Orange County)
2. 5-11-018-W Mr. Timothy M. Carey (Redondo Beach, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-10-288-W Mr. & Mrs. Short, Attn: Jon Short (Laguna Beach, Orange County)
2. 5-10-289-W Jonathan Club (Santa Monica, Los Angeles County)
3. 5-10-292-W Atlantic Richfield Company, Attn: Mr. Darrell K. Fah (Seal Beach, Orange County)
4. 5-11-007-W Mr. & Mrs. Charles Caldwell (Newport Beach, Orange County)
5. 5-11-008-W City Of Redondo Beach, Attn: Mr. Steve Huang, City Engineer (Redondo Beach, Los Angeles County)
6. 5-11-010-W Phyllis Anderson; (Seal Beach, Orange County)
7. 5-11-015-W Mr. Jose A. Jimenez (Venice, Los Angeles County)
8. 5-11-017-W Joy Mutru (San Pedro, Los Angeles County)
9. 5-11-021-W City Of Los Angeles, Dept. Of Public Works (Venice, Los Angeles County)
10. 5-11-022-W DHA Development, LLC, Attn: Dan Hazon (Santa Monica, Los Angeles County)
11. 5-11-023-W DHA Development, LLC, Attn: Dan Hazon (Santa Monica, Los Angeles County)
12. 5-11-025-W Mr. & Mrs. Michael Astorga (Seal Beach, Orange County)
13. 5-11-027-W Anderson Family Trust, Attn: Mr. & Mrs. Ben C. Anderson (Newport Beach, Orange County)

IMMATERIAL AMENDMENTS

1. 5-02-031-A4 Orange County Department Of Public Works, Attn: Nardy Khan, Engineer Supervisor (, Orange County)
2. 5-09-170-A1 Jack & Melinda Avakian (Newport Beach, Orange County)
3. 5-91-141-A8 County Of Los Angeles, Dept. Of Beaches & Harbor, Attn: Mr. Don Geisinger; Sea View Restaurants, Inc Dba Gladstone's Restaurant (Pacific Palisades, Los Angeles County)
4. 5-10-030-A1 California Department Of Transportation, Dist. 7, Attn: Mr. Karl Price (Long Beach/Los Angeles, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-08-221-E1 Hoag Memorial Hospital Presbyterian (Newport Beach, Orange County)
2. 5-06-145-E3 UGS Development, Inc, Attn: John Corella (Newport Beach, Orange County)

TOTAL OF 21 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>
5-10-297-W Lloyd P. & Stacie R. Wendland	2nd story addition of 1,448 sq. ft. to an existing 2922 sq. ft. single family residence, resulting in a 4,370 sq. ft., 27ft. High single family residence.	2613 Mesa Drive, Newport Beach (Orange County)
5-11-018-W Mr. Timothy M. Carey	New second-story, 230 sq. ft. addition to an existing 3,135 sq. ft. single family residence. Removal of support posts for an existing trellis structure, and securing of the trellis structure to the single family residence.	613 Paseo De La Playa, Redondo Beach (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-288-W Mr. & Mrs. Short, Attn: Jon Short	Demolition of the existing single family residence, and construction of a new, 3,403 sq. ft. 20ft high single family residence.	47 N. Portola - Three Arch Bay, Laguna Beach (Orange County)
5-10-289-W Jonathan Club	Add a 970 square foot (11ft. 8in wide by 83ft. 2in long) second floor balcony with frosted/etched or similarly treated glass wind screens; widen first floor breezeway by 240 square feet below balcony; upgrade existing ADA ramp; construct 577 square foot porte cochere to replace existing; and upgrade doors and windows.	850 Palisades Beach Rd., Santa Monica (Los Angeles County)
5-10-292-W Atlantic Richfield Company, Attn: Mr. Darrell K. Fah	This remediation project consists of the following: expansion of the existing soil vapor extraction (SVE) system; demolition of the existing service station; removal of the existing underground storage tanks, piping, dispensers and sumps; installation of a shoring system; installation of a dewatering system; excavation (to a depth of approximately 10-17 feet bgs) of approximately 11,000 cubic yards and export of this material to a location outside of the Coastal Zone; fill of 11,000 cubic yards with material from outside of the Coastal Zone; and installation of monitoring wells. The project will take approximately four (4) to six (6) months to complete.	490 Pacific Coast Highway, Seal Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-007-W Mr. & Mrs. Charles Caldwell</p>	<p>Demolition of existing single family residence, and construction of a new 29ft. High, three floor, 4402 sq. ft. single family residence.</p>	<p>2715 Bayshore Drive, Newport Beach (Orange County)</p>
<p>5-11-008-W City Of Redondo Beach, Attn: Mr. Steve Huang, City Engineer</p>	<p>Installation of two electric trash skimmers.</p>	<p>Various, Redondo Beach (Los Angeles County)</p>
<p>5-11-010-W Phyllis Anderson</p>	<p>In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of the following: relocate an existing 6-foot high fence along the west side yard; install a new 190 square foot ground floor beach fronting concrete patio (the patio will extend a maximum 10-feet seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant); install new etched glass rails (to prevent bird strikes) on the existing 2nd and 3rd floor beach fronting decks as well as on the existing exterior stairway; sandblast and restucco the existing exterior walls of the residence; resurface the existing hardscape along the sideyards; install downspouts along the exterior sides of the building leading to a new French drain system located within the sideyards. No grading is proposed.</p>	<p>A-114 Surfside, Seal Beach (Orange County)</p>
<p>5-11-015-W Mr. Jose A. Jimenez</p>	<p>Construction of a three-level, 25-foot high (with a 34-foot high roof access structure) 2,381 square foot single-family residence (with a 415 square foot, two-car garage on the ground floor) on the front half of a 5,200 square foot lot with an existing one-story, 1,550 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.</p>	<p>804 Brooks Ave, Venice (Los Angeles County)</p>
<p>5-11-017-W Joy Mutru</p>	<p>Demolition of an existing garage and construction of a 290 square foot one-car garage with adjacent carport, and addition of 246 square feet to the existing 1,143 square foot one-story single-family residence.</p>	<p>1356 W. Paseo Del Mar, San Pedro (Los Angeles County)</p>
<p>5-11-021-W City Of Los Angeles, Dept. Of Public Works</p>	<p>Excavate a 40'x 200' portion of Hurricane Street in front of the Venice Pumping Plant and install a new underground pump discharge manifold (i.e., sewer pipe connectors) and pump discharge piping. A temporary bypass piping system will be in place during the eighteen month project to keep the sewer plant operational. Reconstruct the affected street and sidewalks.</p>	<p>134-140 Hurricane Street, Venice (Los Angeles County)</p>
<p>5-11-022-W DHA Development, LLC, Attn: Dan Hazon</p>	<p>Construction of a two-story, 23 foot high, 3,870 square foot single-family residence with attached two-car garage and swimming pool.</p>	<p>521 Marine Street, Santa Monica (Los Angeles County)</p>
<p>5-11-023-W DHA Development, LLC, Attn: Dan Hazon</p>	<p>Construction of a two-story, 23 foot high, 3,870 square foot single-family residence with attached two-car garage and swimming pool.</p>	<p>525 Marine Street, Santa Monica (Los Angeles County)</p>

<p>5-11-025-W Mr. & Mrs. Michael Astorga</p>	<p>Addition and remodel of an existing 2,054 square foot two-story, single-family residence with a detached 412 square foot two (2)-car garage. The proposed project includes: 1) demolition of the existing detached 412 square foot two (2) car garage and construction of a new attached 396 square foot two (2)-car garage; 2) construction of a new 494 square foot 2nd floor above the new garage that will be attached to the existing 2nd floor of the single-family residence; and 3) construction of a new 231 square foot roof deck above the new 2nd floor. No grading is proposed. Post project the two-story single-family residence will be 2,548 square feet with an attached 396 square foot two (2)-car garage. The maximum height of the structure will not exceed 25-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>322 10th Street, Seal Beach (Orange County)</p>
<p>5-11-027-W Anderson Family Trust, Attn: Mr. & Mrs. Ben C. Anderson</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>500 39th Street, Newport Beach (Orange County)</p>

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-02-031-A4 Orange County Department Of Public Works, Attn: Nardy Khan, Engineer Supervisor</p>	<p>A five (5) year time extension to allow maintenance at six (6) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until July 2016. Previously, there were seven (7) ocean outlets to be maintained, but it has now been reduced to six (6). No changes are proposed to the actual maintenance activities.</p>	<p>Ocean Outlet Locations Throughout Orange County, Orange County</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-09-170-A1 Jack & Melinda Avakian</p>	<p>Revisions to the previously existing identified and approved square footages and relocation of the previously approved roof deck stairway associated with the addition and remodel of an existing beach-fronting 3,411 square foot (previously identified as 3,240 square feet), two-story single-family residence with an attached 591 square foot (previously identified as 597 square feet) three-car garage. The proposed project includes: 1) an addition of 688 square feet (previously 674 square feet) to the existing 2nd floor; 2) an addition of 95 square feet (previously 81 square feet) to the existing garage (as the result of the conversion of existing 95 square feet of livable area to garage area); 3) a new 640 square foot roof deck (previously 911 square feet); 4) the originally proposed railing along the 102 square foot 2nd floor beach fronting deck (previously 101 square feet) will now consist of etched glass; and 5) relocation and enclosure of the previous open to the air stairway to the roof deck from the 2nd floor now terminating at a 25 square foot entry enclosure at the roof deck. Post project the two-story, single-family residence will consist of 4,004 square feet with an attached 686 square foot three-car garage. The maximum height of the structure will change from the originally approved 23'-9" above existing grade to 28'-4" above existing grade due to the now proposed roof deck entry enclosure. No grading is proposed.</p>	<p>1106 W. Oceanfront, Newport Beach (Orange County)</p>
<p>5-91-141-A8 County Of Los Angeles, Dept. Of Beaches & Harbor, Attn: Mr. Don Geisinger Sea View Restaurants, Inc</p>	<p>Request to authorize the continued use of the existing public parking lot and beach front public viewing deck for shared restaurant use to January 13, 2017.</p>	<p>17300 Pacific Coast Highway, Pacific Palisades</p>
<p>5-10-030-A1 California Department Of Transportation, Dist. 7, Attn: Mr. Karl Price</p>	<p>Regrade a depressed area adjacent to and under the proposed Schuyler Heim Bridge approach road replacement project by importing approximately 160,000 cubic yards of fill material to match surrounding grade and strengthen soils at proposed bridge column foundations by deep cement-soil mixing within the proposed fill area.</p>	<p>State Route 47 (From Ocean Bl. To Henry Ford Ave.) (SR-47 Right-of-Way), Long Beach/Los Angeles (Los Angeles County)</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>5-08-221-E1 Hoag Memorial Hospital Presbyterian</p>	<p>Landscaping along Pacific Coast Highway, within the westerly parking area, and upon an upper hillside slope; enhancing existing pedestrian and vehicular circulation (i.e. removal of existing parking and replacement with a new parking lot featuring a circular drop-off, wider sidewalks, etc.), and installing 123 additional parking spaces in the area between the Advanced Technology pavilion and the existing Cancer Center.</p>	<p>One Hoag Drive (Lower Campus), Newport Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-06-145-E3 UGS Development, Inc, Attn: John Corella</p>	<p>Demolition of an existing 64-unit apartment complex and creation of a parcel map for 17 single-family residential lots. In addition, the project consists of construction of 17 custom single-family residences in accordance with height, setback and other development standards identified in the Planned Community Text. The existing vertical public access adjacent to the site will be made ADA compliant and widened to provide an 8-foot concrete walkway. In addition, the project proposes revising an existing lateral access by relocating the existing 6-foot floating public walkway and constructing an 8-foot landside ADA compliant walkway such that 3-feet of the walkway will be partially on land, with the remaining 5-feet cantilevered over the existing bulkhead. Grading will consist of 4,200 cubic yards of cut, 4,600 cubic yards of fill and 400 cubic yards of import. The proposal also establishes a limitation on use of an existing 34-slip marina located seaward of the new residential community.</p>	<p>919 Bayside Drive, Newport Beach (Orange County)</p>
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CALIFORNIA COASTAL COMMISSION

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



2/22/2011

Stacie Wendlad
2613 Mesa Dr.
Newport Beach, CA 92660

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (b) of the Coastal Act

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

WAIVER#: 5-10- 297 -W

APPLICANT: Stacie Wendlad

LOCATION: 2613 Mesa Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: 2nd story addition of 1,448 sq. ft. to an existing 2922 sq. ft. single family residence, resulting in a 4,370 sq. ft., 27' high single family residence.

RATIONALE: The subject lot is a 8,606 sq. ft. inland lot designated as Single-Unit Residential in the City's Certified Land Use Plan, and is not located adjacent to a coastal bluff. The proposed project has been approved by the City of Newport Beach. The proposed development consists of addition of a 1,448 sq. ft. second floor to the existing 2922 sq. ft. single family residence. 2 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards landscaped areas for on-site retention of storm water. 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 **March 9-11, 2011** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

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



2/22/2011

Mr. Timothy M. Carey
613 Paseo De La Playa
Redondo Beach, CA 90277

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#: 5-11-018-W

APPLICANT: Mr. Timothy M. Carey

LOCATION: 613 Paseo De La Playa, Torrance, Los Angeles County

PROPOSED DEVELOPMENT: New second story addition of 230 sq. ft. to an existing 3,135 sq. ft. single family residence. Removal of support posts for an existing trellis structure, and securing of the trellis structure to the single family residence.

RATIONALE: The subject lot is a 21,499 sq. ft. blufftop lot. The proposed project has been approved in concept by the City of Torrance. The proposed development consists of a residential addition to the second floor of an existing single family residence, with no alteration to the footprint of the structure, and alteration to the support for an existing trellis. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 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 three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
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



2/23/2011

David A. Kaech + Assoc.
22472 Petra
Mission Viejo, CA 92692

**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- 288 -W

APPLICANT: Mr. & Mrs. John Short

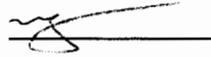
LOCATION: 47 N. Portola, Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence, and construction of a new, 3,403 sq. ft., 20' high single family residence.

RATIONALE: The subject lot is a 6,491 sq. ft. inland lot located seaward of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The site is designated as *Village Low Density* in the City's land use plan; however, that plan has not been certified by the Commission for Three Arch Bay. The proposed project has been approved by the City of Laguna Beach Planning Department. 4 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Permeable concrete is proposed for the driveway on site. Drainage and runoff will be directed towards infiltration or detention areas wherever feasible within geotechnical requirements. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 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: 
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



February 22, 2011

K. John Lee
Lee Capital Builders, Inc.
100 Wilshire Boulevard, Suite 900
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#: 5-10-289

APPLICANT: Jonathan Club

LOCATION: 850 Palisades Beach Road, Santa Monica

PROPOSED DEVELOPMENT: Add a 970 square foot (11'-8" wide by 83'-2" long) second floor balcony with frosted/etched or similarly treated glass wind screens; widen first floor breezeway by 240 square feet below balcony; upgrade existing ADA ramp; construct 577 square foot porte cochere to replace existing; and upgrade doors and windows.

RATIONALE: The proposed improvements are to an existing private beach club building and will not intensify the use of the site or extend beyond the seaward extent of the existing development. All improvements will be on private property and will not involve use of any State owned property. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 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



February 17, 2011

Stantec Consulting Corporation
Attn: Michael Weber
290 Conejo Ridge Avenue
Thousand Oaks, CA 91361

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#: 5-10-292 **APPLICANT:** Atlantic Richfield Company; Attn Darrell Fah

LOCATION: 490 Pacific Coast Highway; Seal Beach (Orange County)

PROPOSED DEVELOPMENT: This remediation project consists of the following: expansion of the existing soil vapor extraction (SVE) system; demolition of the existing service station; removal of the existing underground storage tanks, piping, dispensers and sumps; installation of a shoring system; installation of a dewatering system; excavation (to a depth of approximately 10-17 feet bgs) of approximately 11,000 cubic yards and export of this material to a location outside of the Coastal Zone; fill of 11,000 cubic yards with material from outside of the Coastal Zone; and installation of monitoring wells. The project will take approximately four (4) to six (6) months to complete.

RATIONALE: The subject site is not located between the first public road and the sea. This project has received approval from the Orange County Health Care Agency (OCHCA), the Regional Water Quality Control Board (RWQCB), the Orange County Sanitation District (OCSD) and the South Coast Air Quality Management District (SCAQMD). 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 March 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

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



2/22/2011

Cynthia Childs, Architect
2761 Vista Umbrosa
Newport Beach, CA 92660

**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- 007 -W

APPLICANT: Mr. & Mrs. Charles Caldwell

LOCATION: 2715 Bayshore Ave, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence, and construction of a new, 29' high, three floor, 4402 sq. ft. single family residence

RATIONALE: The subject lot is a 4000 sq. ft. inland lot designated as Single Unit Residential in the City's Certified Land Use Plan. Although an inland lot, it is located between the first public road (Coast Highway) and the sea because the subject site is located in the locked gate community of Bayshores. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed project has been approved in concept by the City of Newport Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The project will use porous hardscape materials, an infiltration trench drain, and will direct roof runoff to permeable landscape areas, for on-site infiltration of runoff. 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 **March 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: 
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



2/22/2011

City of Redondo Beach
Attn: Steve Huang
415 Diamond St
Redondo Beach, CA 90277

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#: 5-11-008 -W**APPLICANT: City of Redondo Beach****LOCATION: Basin 1 and 2, King Harbor Marina, Redondo Beach, Los Angeles County****PROPOSED DEVELOPMENT: Installation of two electric trash skimmers**

RATIONALE: The proposed development would be located within the King Harbor Marina, which is designated as Commercial Recreation in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Redondo Beach. The proposed development consists of installation of 2 electric trash skimmers in the southeast corners of basins 1 and 2. The trash skimmers are designed to collect floating debris which collects in the inland portions of the marina. Redondo Beach has a certified Local Coastal Program; however the proposed project would be located within the Commission's area of original jurisdiction. Therefore, a Coastal Development Permit from the Commission is required. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. 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 **March 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: _____
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



February 23, 2011

Robert Richardson
6479 Topaz Street
Alta Loma, CA 91701

**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#: 5-11-010 **APPLICANT:** Phyllis Anderson

LOCATION: A-114 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of the following: relocate an existing 6-foot high fence along the west side yard; install a new 190 square foot ground floor beach fronting concrete patio (the patio will extend a maximum 10-feet seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant); install new etched glass rails (to prevent bird strikes) on the existing 2nd and 3rd floor beach fronting decks as well as on the existing exterior stairway; sandblast and restucco the existing exterior walls of the residence; resurface the existing hardscape along the sideyards; install downspouts along the exterior sides of the building leading to a new French drain system located within the sideyards. No grading is proposed.

RATIONALE: The lot is located at A-114 Surfside Avenue in the private community of Surfside Colony, in the City of Seal Beach, Orange County. The subject site is a beachfront lot located between the first public road and the sea. The lot size is 1,250 square feet and the City of Seal Beach Zoning Code designates use of the site for Residential Low Density and the proposed project adheres to this designation. The proposed development is in an existing private, gated residential community, located south of the Anaheim Bay east jetty and is consistent with development in the vicinity and prior Commission actions in the area. A pre-Coastal (1966) boundary agreement between Surfside Colony and the California State Lands Commission fixes the boundary between state tide and submerged lands and private uplands in Surfside. As a result of this boundary agreement, Surfside Colony, Ltd. owns a strip of the beach, up to 80 feet in width, adjacent to the homes fronting the ocean. The beach seaward of this area is available for lateral public access. Vertical access is available at the end of Anderson Street to the south of the Surfside community. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. The project site is located in an area where it is afforded a degree of protection due to the presence of a wide sandy beach and the presence of an existing revetment. Even though the wide sandy beach and revetment currently protects the project site, this does not preclude wave uprush damage and flooding from occurring at Surfside during extraordinary circumstances. However, the proposed development are accessory structures that would not necessitate additional protection and would be removed if threatened by hazards. The proposed patio and deck improvements do not result in an increased hazard to life and property nor would the proposed improvements create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms such as the beach. 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 March 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

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



February 17, 2011

Luz Jimenez & Jose A. Jimenez
P.O. Box 5562
Santa Monica, CA 90409

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: 5-11-015**APPLICANT:** Jose A. Jimenez**LOCATION:** 804 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-level, 25-foot high (with a 34-foot high roof access structure), 2,381 square foot single-family residence (with a 415 square foot, two-car garage on the ground floor) on the front half of a 5,200 square foot lot with an existing one-story, 1,550 square foot single-family residence. Four on-site parking spaces are provided for the two resulting residential units.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2010-2930, 10/25/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice, and the resulting two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided (four spaces). 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 (1,934 square feet of permeable landscaped area will be maintained on the 5,200 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **March 9, 2011 meeting in Santa Cruz** 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

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



February 22, 2011

Covenant Construction
578 W. 18th Street
San Pedro, CA 90731

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#: 5-11-017W

APPLICANT: Joy Mutru

LOCATION: 1356 W. Paseo Del Mar, San Pedro

PROPOSED DEVELOPMENT: Demolition of an existing garage and construction of a 290 square foot one-car garage with adjacent carport, and addition of 246 square feet to the existing 1,143 square foot one-story single-family residence.

RATIONALE: The proposed project is located within a residential neighborhood and the development will be the rear portion of the property and is consistent with the character and scale of the area. The residence will provide two parking spaces. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 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

February 23, 2011



City of Los Angeles Dept. of Public Works, Bureau of Engineering
Attn: Norman Mundy, Environmental Specialist
1149 S. Broadway, 6th Floor
Los Angeles, CA 90015

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

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

WAIVER: 5-11-021 **APPLICANT:** City of Los Angeles Dept. of Public Works

LOCATION: 134-140 Hurricane Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Excavate a 40'x 200' portion of Hurricane Street in front of the Venice Pumping Plant and install a new underground pump discharge manifold (i.e., sewer pipe connectors) and pump discharge piping. A temporary bypass piping system will be in place during the eighteen month project to keep the sewer plant operational. Reconstruct the affected street and sidewalks.

RATIONALE: The proposed project is located in a street next to Grand Canal, three blocks inland of the beach. The City of Los Angeles has approved Local Coastal Development Permit No. 10-12 for the proposed project. Since the project is located in the "dual permit jurisdiction" the City must also obtain Coastal Commission approval. The existing pump discharge manifold was installed when the Venice Pumping Plant was built in the late 1950s and has been in continuous service for over fifty years. The original manifold is in a deteriorated condition and could fail, which would result in a sewer spill into Grand Canal and Ballona Lagoon. Therefore, the proposed project must be undertaken as soon as possible to minimize the risk of significant adverse impacts to water quality and the marine environment. The proposal includes Construction Best Management Practices that will be implemented in order to prevent discharges and other adverse impacts to the adjacent waterways. No work will occur in Grand Canal or Ballona Lagoon. All dewatering will be directed into the sanitary sewer. Local vehicular traffic will be re-routed to avoid the eastern end of Hurricane Street (the project site). The proposed project will not: a) adversely affect water quality or marine resources; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, 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 **March 9, 2011 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



February 22, 2011

Michelle Cardiel
1830 Lincoln Blvd., #105
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#: 5-11-022

APPLICANT: DHA Development, LLC

LOCATION: 521 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Construction of a two-story, 23 foot high, 3,870 square foot single-family residence with attached two-car garage and swimming pool.

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

This waiver will not become effective until reported to the Commission at their March 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



February 22, 2011

Michelle Cardiel
1830 Lincoln Blvd., #105
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#: 5-11-023

APPLICANT: DHA Development, LLC

LOCATION: 525 Marine Street, Santa Monica

PROPOSED DEVELOPMENT: Construction of a two-story, 23 foot high, 3,870 square foot single-family residence with attached two-car garage and swimming pool.

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

This waiver will not become effective until reported to the Commission at their March 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



February 22, 2011

Tori Jones
2711 Oak Knoll Drive
Los Alamitos, CA 90720

**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#: 5-11-025 **APPLICANT:** Michael & Jacquie Astorga

LOCATION: 322 10th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 2,054 square foot two-story, single-family residence with a detached 412 square foot two (2)-car garage. The proposed project includes: 1) demolition of the existing detached 412 square foot two (2)-car garage and construction of a new attached 396 square foot two (2)-car garage; 2) construction of a new 494 square foot 2nd floor above the new garage that will be attached to the existing 2nd floor of the single-family residence; and 3) construction of a new 231 square foot roof deck above the new 2nd floor. No grading is proposed. Post project the two-story single-family residence will be 2,548 square feet with an attached 396 square foot two (2)-car garage. The maximum height of the structure will not exceed 25-feet above existing grade. 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 an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The proposed project consists of more than 50% demolition of the existing structure. The lot size is 2,938 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (two-spaces per residential unit). Public access to the beach exists west of the project site at the end of 10th Street. 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 March 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


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



February 23, 2011

Ben C Anderson
3194-C2 Airport Loop Drive
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#: 5-11-027 **APPLICANT:** Ben C Anderson

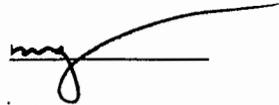
LOCATION: 500 39th Street, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

RATIONALE: The subject lot is an inland 3,515 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2010-009[PA2010-168], 01/13/11). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Demolition of an existing single-family residence and construction of a new three-story 3,349 square foot duplex with two attached two-car garages was previously approved by the Commission in 2004 under CDP 5-03-499-W. The subdivision of land was not included in the 2004 approval. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential 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 **March 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: 
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

**5-02-031-A4****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: 28 February 2011

SUBJECT: Coastal Development Permit No. 5-02-031 granted to Orange County Department of Public Works, Attn: Nardy Khan, Engineer Supervisor for:

Implementation of an ocean outlet maintenance program at ocean outlet locations throughout Orange County.

PROJECT SITE: Ocean Outlet Locations throughout Orange County

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

A five (5) year time extension to allow maintenance at six (6) ocean outlets as described in the "Ocean Outlet Maintenance Manual" until July 2016. Previously, there were seven (7) ocean outlets to be maintained, but it has now been reduced to six (6). No changes are proposed to the actual maintenance activities.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to marine resources, water quality, biological resources, public access or recreation. The proposed amendment is consistent with the underlying permit approval (CDP# 5-02-031). The ocean outlets that are subject of this amendment are located within multiple jurisdictions, including the cities of Huntington Beach, Dana Point, and San Clemente. The amendment is consistent with existing LCPs for the City of Huntington Beach and Dana Point and will not prejudice the City of San Clemente's ability to prepare a certified Local Coastal Program and is consistent with City of San Clemente's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



5-09-170-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: February 28, 2011

SUBJECT: Coastal Development Permit No. 5-09-170 granted to Jack & Melinda Avakian for:

Addition and remodel of an existing beach-fronting 3,240 square foot, two-story single-family residence with an attached 597 square foot three-car garage. The proposed project includes: 1) an addition of 674 square feet to the existing 2nd floor; and 2) an addition of 81 square feet to the existing garage. Post project the two-story, single-family residence will consist of 3,914 square feet with an attached 678 square foot three-car garage. The maximum height of the structure will be 23-9 above existing grade. No grading is proposed.

PROJECT SITE: 1106 West Oceanfront, Newport Beach (Orange County)

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

Revisions to the previously existing identified and approved square footages and relocation of the previously approved roof deck stairway associated with the addition and remodel of an existing beach-fronting 3,411 square foot (previously identified as 3,240 square feet), two-story single-family residence with an attached 591 square foot (previously identified as 597 square feet) three-car garage. The proposed project includes: 1) an addition of 688 square feet (previously 674 square feet) to the existing 2nd floor; 2) an addition of 95 square feet (previously 81 square feet) to the existing garage (as the result of the conversion of existing 95 square feet of livable area to garage area); 3) a new 640 square foot roof deck (previously 911 square feet); 4) the originally proposed railing along the 102 square foot 2nd floor beach fronting deck (previously 101 square feet) will now consist of etched glass; and 5) relocation and enclosure of the previous open to the air stairway to the roof deck from the 2nd floor now terminating at a 25 square foot entry enclosure at the roof deck. Post project the two-story, single-family residence will consist of 4,004 square feet with an attached 686 square foot three-car garage. The maximum height of the structure will change from the originally approved 23'-9" above existing grade to 28'-4" above existing grade due to the now proposed roof deck entry enclosure. No grading is proposed.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be **IMMATERIAL** and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with the underlying permit approval (CDP# 5-09-170) and 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.

If you have any questions about the proposal or wish to register an objection, please contact Fernie Sy at the Commission District Office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

**5-91-141-A8****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: February 28, 2011

SUBJECT: Permit No. **5-91-141** granted to: Sea View Restaurants, Inc.
for:
Expansion of indoor and outdoor dining areas of existing Gladstones-4-Fish Restaurant. Erection of signs and a 300 square foot seasonal tent cover, and the placement of 320 square foot pre-fabricated storage container on a coastal bluff for restaurant dry goods storage.

PROJECT SITE: 17300 Pacific Coast Highway, Will Rogers State Beach/Gladstone's-4-Fish Restaurant, Pacific Palisades, City of Los Angeles

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

Request to authorize the continued use of the existing public parking lot and beach front public viewing deck for shared restaurant use to January 13, 2017.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

Since 1991, the restaurant has permitted the shared use of the public parking lot and viewing deck and has obtained subsequent amendments for the continued use of the parking lot. The applicant has continuously submitted summer parking data. The parking data indicates that there is adequate parking available for the public and the parking operation is operating consistent with the conditions of the permit. The continued use of the parking lot will not adversely impact public access and the applicant will continue to provide summer parking data. The commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla at the Commission Area office in Long Beach (562) 590-5071.

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(562) 590-5071



5-10-030-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: February 28, 2011

SUBJECT: Permit No. **5-10-030** granted to **California Department of Transportation** for:

Construct new, approximately 96 foot wide bridge approach road with 4 12-foot wide lanes and shoulders, varying from 2 feet to 10 feet, by realigning the existing approximately 80 foot wide road (Route 47) to the east. The realigned road will overlap portions of the existing roadway and the new roadway will be partly elevated and extend approximately 1,800 feet in length from the City of Los Angeles boundary line, located approximately 240 feet north of the Cerritos Channel, to approximately the Pier A West crossing. The new road is part of the proposed Schuyler Heim bridge replacement project which is in the Port of Long Beach's permit jurisdiction.

PROJECT SITE: State Route 47, Wilmington, City of Los Angeles

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

Regrade a depressed area adjacent to and under the proposed Schuyler Heim Bridge approach road replacement project by importing approximately 160,000 cubic yards of fill material to match surrounding grade and strengthen soils at proposed bridge column foundations by deep cement-soil mixing within the proposed fill area.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed amendment is part of the approved Schuyler Heim Bridge approach road replacement project and will incorporate the same Best Management and water quality measures during construction as with the approved bridge project. The proposed amendment will not adversely impact public access, coastal public views, or coastal resources. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

If you have any questions about the proposal or wish to register an objection, please contact Al J. Padilla at the Commission Area office in Long Beach (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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

(5-08-221-E1)

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

28 February 2011

Notice is hereby given that **Hoag Memorial Hospital Presbyterian** has applied for a one-year extension of Coastal Development Permit **5-08-221**, as amended, granted by the California Coastal Commission on **April 8, 2009** for:

Landscaping along Pacific Coast Highway, within the westerly parking area, and upon an upper hillside slope; enhancing existing pedestrian and vehicular circulation (i.e. removal of existing parking and replacement with a new parking lot featuring a circular drop-off, wider sidewalks, etc.), and installing 123 additional parking spaces in the area between the Advanced Technology pavilion and the existing Cancer Center.

At: One Hoag Drive (Lower Campus), City of Newport Beach, County of Orange

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Fernie Sy
Coastal Program Analyst II

release date 3/11/11

CALIFORNIA COASTAL COMMISSION

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

(5-06-145-E3)



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

28 February 2011

Notice is hereby given that **UGS Development, Inc, Attn: Tom Utman** has applied for a one-year extension of Coastal Development Permit **5-06-145**, as amended, granted by the California Coastal Commission on **February 15, 2007** for:

Demolition of an existing 64-unit apartment complex and creation of a parcel map for 17 single-family residential lots. In addition, the project consists of construction of a gated community [Gating not approved by the California Coastal Commission. Refer to Special Conditions No. 1, 2, 3, 4, and 6.] with 17 custom single-family residences in accordance with height, setback and other development standards identified in the Planned Community Text. The existing vertical public access on site will be made ADA compliant and widened within the existing easement to provide an 8-foot wide concrete walkway. In addition, the project proposes replacing an existing lateral access, consisting of an existing 6-foot floating public walkway, with an 8-foot landside ADA compliant walkway such that 3-feet of the walkway will be partially on land, with the remaining 5-feet cantilevered over the existing bulkhead. Grading will consist of 4,200 cubic yards of cut, 4,600 cubic yards of fill and 400 cubic yards of import. The proposal also establishes a limitation on use of an existing 34-slip marina located seaward of the new residential community.

At: **919 Bayside Drive, City of Newport Beach, County of Orange**

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

By: Fernie Sy
Coastal Program Analyst II