

**CALIFORNIA COASTAL COMMISSION**

South Coast Area Office  
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Long Beach, CA 90802-4302  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



# Item W7/TH13

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

*For the  
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 06, 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 May 11-13, 2011 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development and a project location.

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

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

***REGULAR WAIVERS***

1. 5-11-034-W Jane Bakman (Newport Beach, Orange County)
2. 5-11-061-W Debbie Bickerstaff (Seal Beach, Orange County)

***DE MINIMIS WAIVERS***

1. 5-10-165-W NSC Enterprises, Inc., Attn: James Kaviani (Corona Del Mar, Orange County)
2. 5-10-182-W Southern California Gas Company, Attn: Mr. John A. Thompson (Playa Del Rey, Los Angeles County)
3. 5-11-014-W City Of Santa Monica, Attn: Ms. Karen Ginsberg (Santa Monica, Los Angeles County)
4. 5-11-055-W Tariq Jalil (Venice, Los Angeles County)
5. 5-11-059-W Mr. & Mrs. Maurice Gomez (Newport Beach, Orange County)
6. 5-11-062-W Candace Minter (Seal Beach, Orange County)
7. 5-11-065-W 972 Pbr, Llc, Attn: Mr. David Schnaid (Santa Monica, Los Angeles County)
8. 5-11-072-W Aloha Beach Camp, Attn: Mr. Matt Colapinto, Owner (San Clemente, Orange County)
9. 5-11-074-W Sze Chaung (San Pedro, Los Angeles County)
10. 5-11-077-W Trustee Of Hall Family Trust, Attn: Robert J.Hall & Nadine L. Hall (Newport Beach, Orange County)
11. 5-11-078-W Mr. & Mrs. Manouchehr Moshayedi (Newport Beach, Orange County)
12. 5-11-079-W Alan, Danette, & Alan R. Fenstermacher (Newport Beach, Orange County)
13. 5-11-080-W HTS SCP, LLC (Newport Beach, Orange County)
14. 5-11-081-W Ms. Judith Naimi-Yazdi (Seal Beach, Orange County)
15. 5-11-084-W City Of Los Angeles, Attn: Councilmember Bill Rosendahl (Venice, Los Angeles County)
16. 5-11-086-W Garry Curry (Hermosa Beach, Los Angeles County)
17. 5-11-091-W Aschell White Greenfield (Pacific Palisades, Los Angeles County)
18. 5-11-102-W City Of San Clemente, Attn: Mr. Dennis Reed (San Clemente, Orange County)

***EMERGENCY PERMITS***

1. 5-11-066-G Santa Catalina Island Co, Attn: Eric Berkheimer, Vp (Santa Catalina, Los Angeles County)

***IMMATERIAL AMENDMENTS***

1. 5-06-093-A1 County Of Orange Resources And Development, Attn: Christopher G Kubasek (Dana Point, Orange County)

***EXTENSION - IMMATERIAL***

1. 5-07-419-E2 Hermosa Seaside Development Corporation, Attn: Farhad Esfahani (Hermosa Beach, Los Angeles County)

***TOTAL OF 23 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.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>5-11-034-W</b> Jane Bakman	Addition and remodel of an existing 2,594 square foot, two-story, two-unit residence with an attached two-car garage. The proposed project includes: 1) an addition of 96 sq. ft and 2) an addition of 70 square feet to the existing 2nd floor. Post project the two-story, two-unit residence will consist of 2,708 square feet with an attached two-car garage. Alteration and update of a portion of the existing roof is also proposed. The two-unit residence provides one (1) parking space for each unit, for a total of two (2) parking spaces.	219 Diamond Ave (Balboa Island), Newport Beach (Orange County)
<b>5-11-061-W</b> Debbie Bickerstaff	Remodel and addition to an existing, ocean-fronting, 3,059 square foot two-story, single-family residence with an attached 548 square foot three-car garage. The project more specifically consists of adding 638 square feet of internal floor area to the existing grade. No grading is proposed. The proposed development will take place of the residence and will not result in an enlarged footprint.	612 Ocean Ave, Seal Beach (Orange County)

**REPORT OF DE MINIMIS WAIVERS**

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

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
<b>5-10-165-W</b> NSC Enterprises, Inc., Attn:	Conversion of a duplex currently under construction into a 2-unit condominium.	431 Dahlia Ave., Corona Del Mar (Orange County)
<b>5-10-182-W</b> Southern California Gas	Install five access gates (four manually operated pipe gates and one automatic solar powered lift gate), with a maximum height of four feet above road grade, along the entrances of 5 injection well sites owned and operated by Southern California Gas Company. Two of the new gates will replace existing gates. The project also will include placing fill within two of the existing access roads adjacent to Culver Boulevard, consisting of a layer of crushed aggregate base, geofabric a sandy material subbase to restore the roads to previously existing grade.	between Lincoln Boulevard and Nicholson Street,
<b>5-11-014-W</b> City Of Santa Monica, Attn:	Regrade, repave and restripe an existing City owned 11 space parking lot and add 395 square foot shotgun house, 135 square foot addition, ad one additional parking space for a total of 12 spaces, water retention system, drought tolerant non-invasive landscaping, and trash enclosure.	2520 2nd Street, Santa Monica (Los Angeles County)
<b>5-11-055-W</b> Tariq Jalil	Demolishe two single-family residences, and construct a two-story 24-foot high, 5,101 square foot single-family residence with an attached three-car garage. Restore curb on Santa Clara Avenue frontage (eliminate curb cut).	669 California / 658 Santa Clara, Venice (Los Angeles County)
<b>5-11-059-W</b> Mr. & Mrs. Maurice Gomez	Remove an existing mobile home and replace with a new 1,032 square foot one-story manufactured home with a 256 square foot one-car carport. The home will have a steel pier foundation system and above the car port will be a viewing deck. The maximum height of the residence will be approximately 15'-6" 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.	300 E. Coast Hwy, #49 Saratoga (Mobile home park.), Newport Beach (Orange County)

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

<p><b>5-11-062-W</b> Candace Minter</p>	<p>Demolition of an existing single-family residence and construction of a new 3,060 square foot, two-story single-family residence with an attached 441 square foot two-car garage. The maximum height of the structure will be 25ft. Above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before the main storm drain system.</p>	<p>710 Carmel Avenue, Seal Beach (Orange County)</p>
<p><b>5-11-065-W</b> 972 Pbr, Llc, Attn: Mr. David Schnaid</p>	<p>Remodel an existing 5,881 square foot single-family residence; add 387 square feet by enclosing existing patios; and demolish and reconstruct open patio area.</p>	<p>972 Palisades Beach Rd, Santa Monica (Los Angeles County)</p>
<p><b>5-11-072-W</b> Aloha Beach Camp, Attn: Mr Matt Colapinto, Owner</p>	<p>Placement of a portable 150 sq. ft., 10ft x 15ft and 8'tall tan metal container on the public beach adjacent to the south side of the public restroom (early July through mid-August). The container would store equipment (i.e., soft surfboards, wetsuits, sand toys) used to operate the aloha beach camp, a public youth day camp offered through the City's Recreation Department. The container will be removed at the end of the summer camp session. This waiver of permit requirements will be effective for a five (5) year period from 2011-2015.</p>	<p>South Side Of The Bathrm Facility, South Of T- Street Overpass., San Clemente (Orange County)</p>
<p><b>5-11-074-W</b> Sze Chaung</p>	<p>Demolish existing single-family residence with no parking and construct a new two-story, 19ft x 8in high, 1,288 square foot, single-family residence with an attached 219 square foot attached one car garage with driveway space for a second parking space.</p>	<p>2613 S. Pacific Ave, San Pedro (Los Angeles County)</p>

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

<p><b>5-11-077-W</b> Trustee Of Hall Family Trust, Attn: Robert J.Hall &amp; Nadine L. Hall</p>	<p>Demolition of existing 2-story single-family residence and construction of a new 3,182 sq. ft., two-story, 24' tall, single-family residence with attached 465 sq. ft. 2-car garage and landscape improvements on a bulkhead lot. Grading consisting of 112 cu. yd. cut/fill for site preparation. Glass rails at bay and on second story balcony to be treated to prevent bird strikes. New bulkhead cap wall, tie backs and dead men also proposed but the existing bulkhead panels will remain in place. No work proposed to existing dock system. Drainage from the site will be directed to a trench drain on the bay side of the lot and to a landscaped area and a French drain for the rest of the lot. Landscaping consists of drought tolerant, non-invasive purple sage and a drip irrigation system.</p>	<p>813 Via Lido Soud, Newport Beach (Orange County)</p>
<p><b>5-11-078-W</b> Mr. &amp; Mrs. Manouchehr Moshayedi</p>	<p>Construct a new 14,732 square foot two-story Single Family Residence with an attached 1,297 square foot three-car garage. In addition, the project will consist of the following: solar panels on the roof (within the height limit of the structure), hardscape and landscape work, new rear yard bbq, firepit, pool and spa, and new 42" guardrail (consisting of stainless steel frame with horizontal cables) above the existing bulkhead. The maximum height of the structure will be 29' above finished grade. Grading will consist of 210 cubic yards of export to a location outside of the Coastal Zone. No work on the bulkhead or dock is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.</p>	<p>2121 &amp; 2125 Bayside Drive (Corona Del Mar), Newport Beach (Orange County)</p>

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

<p><b>5-11-079-W</b> Alan, Danette, &amp; Alan R. Fenstermacher</p>	<p>Demolition of an existing two-story single-family residence and construction of a new three-story, 2,707 sq. ft., 29' tall, single family dwelling, attached two-car garage, roof deck and hardscape improvements. Grading consists of 300 cu. yds. cut/fill for soil re-compaction and site preparation. Drain lines at the front of the property are perforated and encased in gravel for on-site infiltration, drainage for the rest of the site age will be directed onto concrete swales to a bottomless trench drain and catch basins to provide greater infiltration. Landscaping is not proposed.</p>	<p>340 L Street, Newport Beach (Orange County)</p>
<p><b>5-11-080-W</b> HTS SCP, LLC</p>	<p>Demolition of the existing single family residence, and construction of a new, 26ft.x 6in high, 3,298 sq. ft. single family residence.</p>	<p>822 W. Bay Ave., Newport Beach (Orange County)</p>
<p><b>5-11-081-W</b> Ms. Judith Naimi-Yazdi</p>	<p>Removal of an existing mobile home and installation of a new 398 square foot one-story manufactured home. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>89 Riversea Rd., Seal Beach (Orange County)</p>
<p><b>5-11-084-W</b> City Of Los Angeles, Attn:</p>	<p>Installation of sixteen square foot (4 x 4), 4.75-foot tall memorial marker ( a cement pedestal with an official city memorial plaque) commemorating the April 25, 1942 start of the internment of persons of Japanese ancestry living in the Venice community (pursuant to Executive Order 9066 and Civilian Exclusion Order No.7).</p>	<p>Northwest Corner Of Venice Blvd. &amp; Lincoln Blvd.,</p>
<p><b>5-11-086-W</b> Garry Curry</p>	<p>Construction of a new, 29.96' high, 2350 sq. ft. single family residence fronting Monterey Blvd., and addition of 614 sq. ft. third story to the existing single family residence which fronts Bayview Drive, resulting in a 27.5' high, 1230 sq. ft. single family residence.</p>	<p>1460 Bayview Drive, Hermosa Beach (Los Angeles)</p>

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

<b>5-11-091-W</b> Aschell White Greenfield	Demolition of existing single family residence and construction of a new, 31ft. 2in high, 5100 sq. ft.single family residence.	16861 West Livorno Drive, Pacific Palisades (Los
<b>5-11-102-W</b> City Of San Clemente, Attn: Mr. Dennis Reed	Installation of 50 linear feet of 36" tall galvanized steel handrail along the lower most section of the Corto Lane public beach access stairway. No grading of vegetation removal proposed. No improvements to existing wood steps. Construction will take place over a two-cay period before the Memorial Day weekend start of the peak beach season. The access way will be closed during the two-cay construction period. Signage to the nearest available public beach access will be provided.	410 - 423 Corto Lane (Property is an City easement.), San Clemente (Orange County)

**REPORT OF EMERGENCY PERMITS**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>5-11-066-G</b> Santa Catalina Island Co, Attn: Eric Berkheimer, Vp	Several piles on the dingy docks in Catalina Harbor were damaged during the Tsunami last week.	Ballast Point and Catalina Harbor Dingy Docks, Catalina Harbor, Santa Catalina (Los Angeles County)

**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.

<b><i>Applicant</i></b>	<b><i>Project Description</i></b>	<b><i>Project Location</i></b>
<b>5-06-093-A1</b> County Of Orange Resources And Development, Attn: Christopher G Kubasek	Relocate the outlow discharge from the current location at the mouth of the channel, to the high intertidal zone of the beach, for demonstration	Poche Beach Prima Desecha (M01) Floor Control Channel at the San Clemente and Dana Point Boundary, Dana Point (Orange County)



	<p>trail period during the summer, June-August 2011. The proposed discharge would utilize the existing rigid 8 inch diameter PVC discharge pipe along an adjacent wood bulkhead connected to a buried flexible 50-foot long PVC pipe extension to discharge the treated water quality, pond size/water levels for the duration of the trail and provide a final report with trial findings and recommendations. Repair a broken section of the 8 inch diameter PVC discharge pipe along the wood bulkhead. Repair work requires a minor breach of the sand berm (10 feet wide and 4 feet deep) to allow wave action to disperse sand and lower the pond water level sufficiently for access to damaged pipe section. Return to previously approved outfall at the end of trial period. A new permit amendment is required for a permanent change to the project.</p>	
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**REPORT OF EXTENSION - IMMATERIAL**

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<b>Applicant</b>	<b>Project Description</b>	<b>Project Location</b>
5-07-419-E2	Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.	906 And 910 Hermosa Avenue, Hermosa Beach (Los Angeles County)

**CALIFORNIA COASTAL COMMISSION**

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April 26, 2011

Jane Bakman  
219 ½ Diamond Avenue  
Newport Beach (Balboa Island), CA 92662

**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#:** 5-11-034

**APPLICANT:** Richard & Virginia Bakman

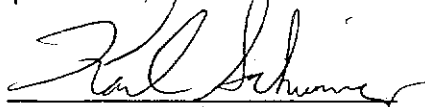
**LOCATION:** 219 Diamond Avenue, Newport Beach (Balboa Island) (Orange County)

**PROPOSED DEVELOPMENT:** Addition and remodel of an existing 2,594 square foot, two-story, two-unit residence with an attached two-car garage. The proposed project includes: 1) an addition of 96 square feet to the existing 1<sup>st</sup> floor; and 2) an addition of 70 square feet to the existing 2<sup>nd</sup> floor. Post project the two-story, two-unit residence will consist of 2,708 square feet with an attached two-car garage. Alteration and update of a portion of the existing roof is also proposed. The maximum height of the structure will be 29' above existing grade. No grading is proposed. The two-unit residence provides one (1) parking space for each unit, for a total of two (2) parking spaces.

**RATIONALE:** The lot size is 2,550 square feet and is designated as two-family residential in the City of Newport Beach Land Use Plan (LUP) and is not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from Coastal Development Permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. While the proposed project does not conform to the Commission's parking requirement of two (2) parking spaces per residential unit, the project is not a change in intensity of use. Public access exists in the project vicinity along the public boardwalk that surrounds Balboa Island. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 11-13, 2011 meeting. If three (3) 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

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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April 26, 2011

Ron Wikstrom  
2027 N. Ross Street  
Santa Ana, CA 92706

**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#:** 5-11-061      **APPLICANT:** Glen & Debbie Bickerstaff

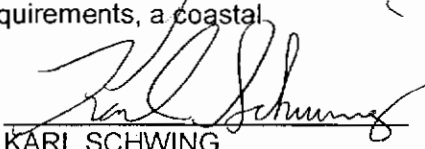
**LOCATION:** 612 Ocean Avenue, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remodel and addition to an existing, ocean-fronting, 3,059 square foot two-story, single-family residence with an attached 548 square foot three-car garage. The project more specifically consists of adding 638 square feet of internal floor area to the existing 2<sup>nd</sup> floor over the existing garage. Post project, the residence will be a two-story, single-family residence consisting of 3,697 square feet with an attached 548 square foot three-car garage. The height of the project will not exceed 25-feet in height from existing grade. No grading is proposed. The proposed development will take place along the street-side portion of the residence and will not result in an enlarged footprint.

**RATIONALE:** The subject site is a beach front lot located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase in height greater than ten (10) percent. The lot size is 6,860 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. 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 to the beach exist approximately 80-feet east of the project site at the 7<sup>th</sup> Street, street end. 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 May 11-13, 2011 meeting. If three (3) 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**

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4/26/2011

NSC Enterprises, Inc.  
Attn: James Kaviani  
PO Box 982

**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- 165 -W****APPLICANT: NSC Enterprises, Inc.****LOCATION: 431 Dahlia Ave, Newport Beach, Orange County****PROPOSED DEVELOPMENT: Conversion of a Duplex currently under construction into a 2-unit condominium**

**RATIONALE:** The subject lot is a 5108 sq. ft. inland lot designated as Residential Two Family in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. A duplex is currently under construction on the site, which was approved by Categorical Exemption No. 38-07 issued by the City of Newport Beach. The proposed development consists of conversion of the duplex into a two unit condominium. Six parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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**

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April 25, 2011

James Chuang  
Environmental Management North  
555 W.5<sup>th</sup> 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#:** 5-10-182

**APPLICANT:** Southern California Gas Company

**LOCATION:** Southern California Gas Tank Farm well access roads along Culver Boulevard and Jefferson Boulevard, between Lincoln Boulevard and Nicholson Street, Playa del Rey.


**PROPOSED DEVELOPMENT:** Install five access gates (four manually operated pipe gates and one automatic solar powered lift gate), with a maximum height of four feet above road grade, along the entrances of 5 injection well sites owned and operated by Southern California Gas Company. Two of the new gates will replace existing gates. The project also will include placing fill within two of the existing access roads adjacent to Culver Boulevard, consisting of a layer of crushed aggregate base, geofabric and a sandy material subbase to restore the roads to previously existing grade.

**RATIONALE:** The proposed project is located within the existing gravel/dirt bermed private access roads. Construction activity 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 May 11-13, 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:

  
Al J. Padilla  
Coastal Program Analyst

cc: Commissioners/File

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April 25, 2011

Mario Fonda-Bonardi  
1450 23<sup>rd</sup> 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#:** 5-11-014

**APPLICANT:** City of Santa Monica

**LOCATION:** 2520 2<sup>nd</sup> Street, Santa Monica

**PROPOSED DEVELOPMENT:** Regrade, repave and restripe an existing City owned 11 space parking lot and add a 395 square foot Shotgun House, with 135 square foot addition, add one additional parking space for a total of 12 spaces, water retention system, drought tolerant non-invasive landscaping, and trash enclosure.

**RATIONALE:** The proposed project is located approximately .25 miles from the beach. The parking lot is currently used mainly by the adjacent public library, and based on a parking utilization study parking availability is 50% on weekdays and 64% on Saturdays. The Shotgun House will be used by the non-profit Santa Monica Conservancy as a historic resource center, which will not have a significant demand on parking during the week or weekend. Water quality improvements will be incorporated into the parking lot. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 11-13, 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:

A handwritten signature in black ink, appearing to read "Al J. Padilla", written over a horizontal line.

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



April 22, 2011

Cain Leon, Cain Interior and Construction  
415 ½ Westmount Drive  
West Hollywood, CA 90048

**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:** 5-11-055

**APPLICANT:** Tariq Jalil


**LOCATION:** 658 Santa Clara Avenue (a.k.a. 669 California Avenue), Venice, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Demolition of two detached single-family residences on a 4,869 square foot lot, and construction of a two-story, 24-foot high, 5,101 square foot single-family residence with an attached three-car garage. Restore curb on Santa Clara Avenue frontage (eliminate curb cut).

**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-2011-0561, 3/3/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (10/22/10). The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice, and the single-family residence conforms to the Commission's density limit for the site. Adequate on-site parking is provided for the single-family residence. Vehicular access to the on-site parking is provided from California Avenue. The old curb cut on Santa Clara Avenue will be replaced with a new curb in order to restore an on-street parking space. 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 (489 square feet of permeable landscaped area will be maintained on the 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 **May 12, 2011 meeting in Santa Rosa** 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

**CALIFORNIA COASTAL COMMISSION**

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



May 2, 2011

Maurice & Susan Gomez  
2859 Venezia Terrace  
Chino Hills, CA 91709

**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#:** 5-11-059                      **APPLICANT:** Stephen Almquist

**LOCATION:** 49 Saratoga (Bayside Village Mobile Home Park), Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Remove an existing mobile home and replace with a new 1,032 square foot one-story manufactured home with a 256 square foot one-car carport. The home will have a steel pier foundation system and above the car port will be a viewing deck. The maximum height of the residence will be approximately 15'-6" 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 consists of a 2,355 square foot mobile home space located on a larger parcel that is designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject mobile home space is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. 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. One (1) parking space is provided on site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds, a total of 160 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. 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 May 11-13, 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

*for*   
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



April 26, 2011

Ron Wikstrom  
2027 N. Ross Street  
Santa Ana, CA 92706

**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#:** 5-11-062                      **APPLICANT:** Jon & Candace Minter

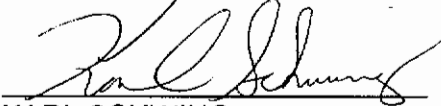
**LOCATION:** 710 Carmel Avenue, Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a new 3,060 square foot, two-story single-family residence with an attached 441 square foot two-car garage. The maximum height of the structure will be 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 an inland lot not located between the first public road and the sea. The lot size is 4,950 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. 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 available at Gum Grove Park. 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 May 11-13, 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



April 25, 2011

Paul Williger  
Appleton & Associates  
1556 17<sup>th</sup> 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#:** 5-11-065

**APPLICANT:** 972 PBR, LLC

**LOCATION:** 972 Palisades Beach Road, Santa Monica


**PROPOSED DEVELOPMENT:** Remodel an existing 5,881 square foot single-family residence; add 387 square feet by enclosing existing patios; and demolish and reconstruct open patio area.

**RATIONALE:** The proposed site is located on the beach within a residential tract north of the pier. The development is located on a 60-foot wide lot situated between similar sized lots that are developed with residential development. The proposed addition will not encroach further seaward than the existing building foot print and will be located landward of the 1921 mean high tide line which has been recognized as the common boundary between public and private lands in this particular area of beach. 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 May 11-13, 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:

  
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



April 25, 2011

Aloha Beach Camp, Attn: Matt Colapinto  
647 Camino de los Mares #108-202  
San Clemente, CA 92673

**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#:** 5-11-072                      **APPLICANT:** Aloha Beach Camp, Attn: Matt Colapinto

**LOCATION:** Public Beach adjacent to south side of public restroom facility ~300' south of T-Street pedestrian overpass, City of San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Placement of a portable 150 sq. ft., 10' x 15' and 8' tall tan metal container on the public beach adjacent to the south side of the public restroom facility for six (6) weeks each summer (early July through mid-August). The container would store equipment (i.e., soft surfboards, wetsuits, sand toys) used to operate the Aloha Beach Camp, a public youth day camp offered through the City's Recreation Department. The container will be removed at the end of the summer camp session. This waiver of permit requirements will be effective for a five (5) year period from 2011-2015.

**RATIONALE:** The subject site is located between the sea and the first public road on a municipal beach and is zoned OS1 (public parks and publicly owned open space) in the City of San Clemente Land Use Plan (LUP). No permanent structures are proposed. The proposed development consists of the temporary placement (6 weeks each summer July-Aug for 5 years) of a storage container on a public beach to serve the needs of a youth beach camp. The camp is open to all children and does not impede on the public's use of the surrounding beach area. Public coastal access is available 300 ft. north of the proposed site at the T-Street pedestrian railroad overpass. The container will be a sand color to blend in with the surroundings and will be placed adjacent to an existing public bathroom structure to avoid impacts to public views of the beach. The Commission previously approved CDP 5-03-022-W in 2003 for the same development, also for a 5-year term. 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 **May 11-13, 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  
cc: Commissioners/File

by:   
KARL SCHWING  
Supervisor Regulation and Planning

**CALIFORNIA COASTAL COMMISSION**

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



April 25, 2011

Sze Chaung  
731 West 14<sup>th</sup> 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#:** 5-11-074W

**APPLICANT:** Sze Chaung


**LOCATION:** 2613 S. Pacific Avenue, San Pedro

**PROPOSED DEVELOPMENT:** Demolish existing single-family residence with no parking and construct a new two-story, 19'-8" high, 1,288 square foot, single-family residence with an attached 219 square foot attached one car garage with driveway space for a second parking space.

**RATIONALE:** The proposed project is over .25 miles from the ocean (Port of Los Angeles' Main channel) and located in a residential neighborhood and is consistent with the character and scale of the area. Two parking spaces will be provided on site consistent with past Commission permit action. 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 May 11-13, 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:   
Al J. Padilla  
Coastal Program Analyst

**CALIFORNIA COASTAL COMMISSION**

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



April 26, 2011

Eric Mossman Architect  
2025 W. Balboa Blvd. Suite B  
Newport Beach, CA 92663

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

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

**WAIVER#:** 5-11-077      **APPLICANT:** Trustee of Hall Family Trust;  
Attn: Robert J. Hall & Nadine L. Hall

**LOCATION:** 813 Via Lido Soud, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing 2-story single-family residence and construction of a new 3,182 sq. ft., two-story, 24' tall, single-family residence with attached 465 sq. ft. 2-car garage and landscape improvements on a bulkhead lot. Grading consisting of 112 cu. yd. cut/fill for site preparation. Glass rails at bay and on second story balcony to be treated to prevent bird strikes. New bulkhead cap wall, tie backs and dead men also proposed but the existing bulkhead panels will remain in place. No work proposed to existing dock system. Drainage from the site will be directed to a trench drain on the bay side of the lot and to a landscaped area and a French drain for the rest of the lot. Landscaping consists of drought tolerant, non-invasive purple sage and a drip irrigation system.

**RATIONALE:** The subject site is a 3,159 sq. ft. bay front bulkhead lot on Lido Isle designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project meets the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public coastal access to the bay is available 100 feet west of the project site at the end of Via Waziers and various street-end parks/beaches around the island. No development or construction access is proposed seaward of the bulkhead. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; 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.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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



April 28, 2011

Brion Jeannette & Associates  
Attention: Martin Bard  
470 Old Newport Boulevard  
Newport Beach, CA 92663

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

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

**WAIVER#:** 5-11-078                      **APPLICANT:** Manouchehr Moshayedi


**LOCATION:** 2121 & 2125 Bayside Drive, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Construct a new 14,732 square foot two-story Single Family Residence with an attached 1,297 square foot three-car garage. In addition, the project will consist of the following: solar panels on the roof (within the height limit of the structure), hardscape and landscape work, new rear yard bbq, firepit, pool and spa, and new 42" guardrail (consisting of stainless steel frame with horizontal cables) above the existing bulkhead. The maximum height of the structure will be 29' above finished grade. Grading will consist of 210 cubic yards of export to a location outside of the Coastal Zone. No work on the bulkhead or dock is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site consist of a 22,586 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 1/2 a mile northwest of the project site at Bayside Drive Beach. The proposed project with five (5) 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. 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 May 11-13, 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  
cc: Commissioners/File

  
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



April 25, 2011

Andrew Goetz, Architect  
2855 E. Coast Hwy Suite 234  
Corona del Mar, CA 92625

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

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

**WAIVER#:** 5-11-079                      **APPLICANT:** Alan, Danette, and Alan R. Fenstermacher

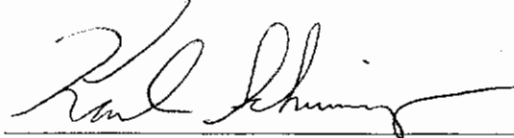
**LOCATION:** 340 L Street, Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of an existing two-story single-family residence and construction of a new three-story, 2,707 sq. ft., 29' tall, single family dwelling, attached two-car garage, roof deck and hardscape improvements. Grading consists of 300 cu. yds. cut/fill for soil re-compaction and site preparation. Drain lines at the front of the property are perforated and encased in gravel for on-site infiltration, drainage for the rest of the site age will be directed onto concrete swales to a bottomless trench drain and catch basins to provide greater infiltration. Landscaping is not proposed.

**RATIONALE:** The subject site is a 2,100 sq. ft. lot designated R-1, one-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot between the first public road and the sea. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access to the bay located approximately 600 feet west of the site at the Channel Road public beach. 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 **May 11-13, 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



4/26/2011

Carl Quinn, Jim Lind  
818 W. Bay Ave  
Newport Beach, CA 92661

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

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

**WAIVER#: 5-11-080-W****APPLICANT: HTS SCP, LLC****LOCATION:** 822 W. Bay Ave, Newport Beach, Orange County**PROPOSED DEVELOPMENT:** Demolition of the existing single family residence, and construction of a new, 26'6" high, 3,298 sq. ft. single family residence

**RATIONALE:** The subject lot is a 3153 sq. ft. bayfront lot designated as Single-Unit Residential Detached in the City's Certified Land Use Plan. The applicant has submitted an engineering report stating that the bulkhead will last for the economic life of the proposed development. The proposed project has been approved in concept by the City of Newport Beach. Runoff is directed towards two bottomless catch basins, for on-site infiltration. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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



May 2, 2011

Judith Naimi-Yazdi  
89 Riversea Road  
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#:** 5-11-081 **APPLICANT:** Judith Naimi-Yazdi

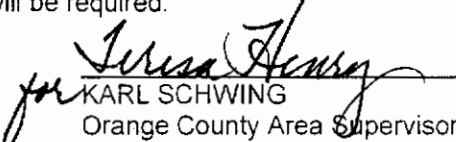
**LOCATION:** 89 Riversea Road (Seal Beach Trailer Park), Seal Beach (Orange County)

**PROPOSED DEVELOPMENT:** Removal of an existing mobile home and installation of a new 398 square foot one-story manufactured home. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

**RATIONALE:** The subject site is located between the first public road and the sea. The lot size is approximately 1,171 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. No parking space is provided on site. However, parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the beach is available approximately ½ mile west of the project site at the end of 1<sup>st</sup> Street. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. 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 May 11-13, 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

  
for 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



April 22, 2011

Len Nguyen, City of Los Angeles 11<sup>th</sup> Council District  
200 N. Spring Street, Room 415  
Los Angeles, CA 90012

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

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

**WAIVER:** 5-11-084

**APPLICANT:** City of Los Angeles


**LOCATION:** 2305 Lincoln Boulevard (the northwest corner of the intersection of Lincoln Boulevard and Venice Boulevard), Venice, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Installation of a sixteen square foot (4'x 4'), 4.75-foot tall memorial marker (a cement pedestal with an official city memorial plaque) commemorating the April 25, 1942 start of the internment of persons of Japanese ancestry living in the Venice community (pursuant to Executive Order 9066 and Civilian Exclusion Order No. 7).

**RATIONALE:** The project site is one mile inland of the beach. The proposed "Venice Japanese American Memorial Marker" has received approval from the City of Los Angeles City Council (Council File No. 10-1259, 11/2/2010). The proposed memorial will be installed in the sidewalk (on the City right-of-way) at the site of the Venice Processing Station where the internment of Japanese and Japanese Americans commenced on April 25, 1942; four and a half months after the Imperial Japanese Navy attacked the United States Naval Base at Pearl Harbor. The street corner sidewalk where the proposed memorial will be installed is more than twenty feet wide, so there will be no adverse effect on pedestrian use of the public walkway. The proposed project 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 **May 12, 2011 meeting in Santa Rosa** 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

**CALIFORNIA COASTAL COMMISSION**

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



4/26/2011

Srour + Associates  
1001 6<sup>th</sup> St, Suite 110  
Manhattan Beach, CA 90266

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

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

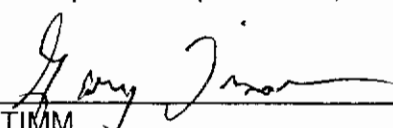
**WAIVER#: 5-11-086 -W****APPLICANT: Gary D. Curry****LOCATION: 1460 Bayview Drive, Hermosa Beach, Los Angeles County**

**PROPOSED DEVELOPMENT:** Construction of a new, 29.96' high, 2350 sq. ft. single family residence fronting Monterey Blvd., and addition of a 614 sq. ft. third story to the existing single family residence which fronts Bayview Drive, resulting in a 27.5' high, 1230 sq. ft. single family residence.

**RATIONALE:** The subject lot is a 2911 sq. ft. inland lot designated as high-density residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. 7 parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff will be directed towards landscaped areas, perforated drain lines, and 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 **May 11-13, 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



4/26/2011

Aschell White Greenfield  
13017 Blairwood Drive  
Studio City, CA 91604

**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#: 5-11-091 -W**

**APPLICANT: Aschell White Greenfield**

**LOCATION: 16861 West Livorno Drive, Pacific Palisades, Los Angeles County**

**PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new, 31'2" high, 5100 sq. ft. single family residence**

**RATIONALE:** The subject lot is a 6901 sq. ft. inland lot designated as Single-Family Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Los Angeles. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with 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 **May 11-13, 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



April 28, 2011

City of San Clemente, Attn: Dennis Roger Reed, Beaches & Parks Manager  
910 Calle Negocio Suite 100  
San Clemente, CA 92673

**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#:** 5-11-102      **APPLICANT:** City of San Clemente, Attn: Dennis Roger Reed

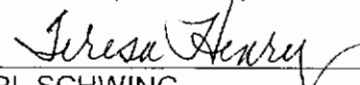
**LOCATION:** Corto Lane Public Beach Access Stairway, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Installation of ~50 linear feet of 36" tall galvanized steel handrail along the lower most section of the Corto Lane public beach access stairway to improve safety along the stairway. No grading or vegetation removal is proposed. No improvements to existing wood steps. Construction will take place over a two-day period before the Memorial Day weekend start of the peak beach season. The access will remain open during handrail installation.

**RATIONALE:** The subject site is a 15' wide public access easement located at the Corto Lane street end and down the coastal bluff. It is improved with an existing public beach access stairway providing access from the top of the steep coastal bluff down the bluff face to the public beach and beach trail. The site is identified as a beach access point in the City of San Clemente Land Use Plan and is located between the first public road and the sea. The top  $\frac{3}{4}$  of the access is currently improved with concrete steps and landings, handrails and chain link fence. This coastal development permit does not authorize existing development on the site. The lower  $\frac{1}{4}$  of the access is wood steps. A new handrail is proposed along this stairway section to provide safer use of the access way. Construction Best Management Practices (BMPs) are proposed to avoid water quality impacts during construction. Alternate public coastal access is available approximately 400 feet upcoast at the Linda Lane Access Point, however, the Corto Lane access will remain open during handrail installation. The proposed development will not result in adverse impacts to public coastal views, access, coastal resources, or public recreation. Additionally, 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 11-13, 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:   
for 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

**EMERGENCY PERMIT**

**DATE:** April 4, 2011

**EMERGENCY PERMIT:** 5-11-066-G

**APPLICANT:** Santa Catalina Island Co. (Attn: Eric Berkheimer)

**LOCATION:** Catalina Harbor, Santa Catalina Island, Los Angeles County.

**EMERGENCY WORK PROPOSED:** Repair two piers damaged by the March 11th (2011) tsunami, including the in-kind replacement of three timber piles (one pile on Cat Harbor Pier, and two piles on Ballast Point Pier). The three replacement piles (approx. twelve-inch diameter) will be driven from equipment set on each pier.

This letter constitutes approval of the emergency work you have requested to be done at the location listed above subject to the special conditions of approval contained on page two. I understand from your information that an unexpected occurrence in the form of piers rendered unsafe by the tsunami on March 11, 2011 requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within thirty days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act and the City of Long Beach LCP.

The work is hereby approved, subject to the attached conditions.

Sincerely,

Peter M. Douglas  
Executive Director

By:   
Gary Timm

Title: Coastal Program Manager

**CONDITIONS OF APPROVAL:**

1. The enclosed form must be signed by the permittee and returned to our office within fifteen (15) days.
2. Only that work specifically described above and for the specific property listed above is authorized.
3. The work authorized by this permit must be completed within thirty days of the date of this permit, unless the Executive Director grants additional time for good cause.
4. Disturbance to the ocean bottom and intertidal areas shall be minimized. During pile removal and installation, silt curtains shall be maintained around the project site in order to control turbidity and contain debris.
5. Machinery or construction materials not essential for project improvements are prohibited at all times in the subtidal or intertidal zones.
6. Construction staging activities and equipment and materials storage areas shall not be located in intertidal areas or in any other environmentally sensitive habitat area. The storage or stockpiling of soil, silt, other organic or earthen materials, or any materials and chemicals related to the construction, shall not occur where such materials/chemicals could pass into coastal waters. Any spills of construction equipment fluids or other hazardous materials shall be immediately contained on-site and disposed of in an environmentally safe manner as soon as possible.
7. Pouring of concrete is not permitted.
8. In exercising this permit, the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
9. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
10. Within sixty days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent.

If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular Coastal Development Permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. Condition number ten (10) requires the permittee to apply for a Coastal Development Permit within sixty days.

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

Enclosure: Acceptance Form  
cc: Local Planning Department

**CALIFORNIA COASTAL COMMISSION**

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

5-06-093-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Peter Douglas, Executive Director  
**DATE:** ~~May 13, 2011~~  
**SUBJECT:** Coastal Development Permit #5-06-093 granted to County of Orange, RDMD for:

Construction of a 1,120 sq ft ultraviolet light oxidation water disinfection facility to collect, filter, and disinfect urban runoff water from the Prima Deshecha Cañada flood control channel (M01) discharging ~97% of treated outflow back at the mouth of the M01 channel into existing beach pond prior to reaching the ocean (3% backwash discharged to sewer). The facility includes a rubber dam, wet well, pump, filters, media filtration tanks, water conveyance PVC pipes (i.e., suction pump inlet supply line, backwash line, and discharge line), electrical supply and two parking spaces for maintenance personnel.

**AT:** Poche Beach, San Clemente/Dana Point boundary (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):

**DESCRIPTION OF AMENDMENT REQUEST:**

Relocate the outflow discharge from the current location at the mouth of the channel, to the high intertidal zone of the beach, for a demonstration trial period during the summer, June-August 2011. The proposed discharge would utilize the existing rigid 8" diameter PVC discharge pipe along an adjacent wood bulkhead connected to a buried flexible 50-foot long PVC pipe extension to discharge the treated water directly to the high intertidal zone bypassing existing beach pond. Monitor flexible pipe, water quality, pond size/water levels for the duration of the trial and provide a final report with trial findings and recommendations. Repair a broken section of the 8" diameter PVC discharge pipe along the wood bulkhead. Repair work requires a minor breach of the sand berm (10' wide and 4' deep) to allow wave action to disperse sand and lower the pond water level sufficiently for access to damaged pipe section. Return to previously approved outfall at the end of the trial period. A new permit amendment is required for a permanent change to the project.

**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 permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit. No permanent development is proposed, only a trial test period to gather data using a different discharge location for the treated outflow. Water quality data collected Aug-Dec 2010 demonstrated the need to test a different outfall location as the desired water quality levels were not attained with the current discharge location. The proposed project will not result in any adverse impacts to coastal resources or access. A special condition was imposed on the underlying permit requiring an amendment to the permit from the Commission for any change to the outflow discharge location. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's or County's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

If you have any questions about the proposal or wish to register an objection, please contact **Liliana Roman** at the Commission Area 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

**(5-07-419-E2)****NOTICE OF EXTENSION REQUEST  
FOR COASTAL DEVELOPMENT PERMIT**

May 2, 2011

Notice is hereby given that **910 Hermosa Avenue Development, LLC, attn: Farhad Esfahani** has applied for a one-year extension of Coastal Development Permit **5-07-419**, as amended, granted by the California Coastal Commission on **April 10, 2008** for:

**Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.**

At: **906 and 910 Hermosa Ave, Hermosa Beach, 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: John Del Arroz  
Coastal Program Analyst

Notice sent 5/2/11  
Release date 5/13/11  
5-07-419-e2  
Jda/lm/