

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

W7/Th16**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT***For the June Meeting of the California Coastal Commission*

SUPPLEMENTAL MEMORANDUM

Date: June 13, 2011

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, South Coast District Deputy Director, Orange County
John Ainsworth, South Coast District Deputy Director, Los Angeles County

SUBJECT: *Deputy Director's Report (Orange and Los Angeles County)*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for Orange and Los Angeles County items for the June Coastal Commission hearing. The items in this document will be reported to the Commission on separate dates, with Orange County items to be reported on June 15, 2011 and Los Angeles County items on June 16, 2011, as follows:

On Wed., June 15, 2011, the following items for Orange County will be reported to the Commission:

DE MINIMIS WAIVERS

4. 5-11-092-W Renee A De Peso (Surfside, Orange County)
6. 5-11-107-W City of San Clement, Attn: Amger Gregg (San Clemente, Orange County)
9. 5-11-110-W Robert Hinderliter (Seal Beach, Orange County)
10. 5-11-114-W Mr. David Bowman (Newport Beach, Orange County)

On Thurs June 16, 2011, the following items for Los Angeles County will be reported to the Commission:

REGULAR WAIVERS

1. 5-11-098-W Mr. & Mrs. Philip Messina (Venice, Los Angeles)

DE MINIMIS WAIVERS

1. 5-11-046-W Mr. Ivan Sviteck (Pacific Palisades, Los Angeles County)
2. 5-11-083 W Mr. Tim Marschall (Pacific Palisades, Los Angeles County)
3. 5-11-087-W Westside Housing, Attn: Mr. Jordan Geller (Pacific Palisades, Los Angeles)
5. 5-11-103-W Ms. Bonnie Wiseman; Mr. & Mrs. Larry Wolf; Cate Rubenstein; Sabri Sansoy (Marina Del Rey, Los Angeles, County)
7. 5-11-108-W LB4 Fish, LLC (Long Beach, Los Angeles County)
8. 5-11-109-W Don Dimster (Venice, Los Angeles County)
11. 5-11-116-W Mr. & Mrs. Zachary D. Warren (Hermosa Beach, Los Angeles County)
12. 5-11-119-W Mr. Jack Graniti (Pacific Palisades, Los Angeles County)

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**W7/Th16**

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

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 13, 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 June 15-17, 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. 5-11-098-W Mr. & Mrs. Philip Messina (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-11-046-W Mr. Ivan Sviteck (Pacific Palisades, Los Angeles County)
2. 5-11-083-W Mr. Tim Marshall (Pacific Palisades, Los Angeles County)
3. 5-11-087-W Westside Housing, Attn: Mr. Jordan Geller (Pacific Palisades, Los Angeles County)
4. 5-11-092-W Renee A De Peso (Surfside, Orange County)
5. 5-11-103-W Ms. Bonnie Wiseman; Mr. & Mrs. Larry Wolf; Cate Rubenstein; Sabri Sansoy (Marina Del Rey, Los Angeles County)
6. 5-11-107-W City Of San Clemente, Attn: Amger Gregg (San Clemente, Orange County)
7. 5-11-108-W Lb4 Fish, Llc (Long Beach, Los Angeles County)
8. 5-11-109-W Don Dimster (Venice, Los Angeles County)
9. 5-11-110-W Robert Hinderliter (Seal Beach, Orange County)
10. 5-11-114-W Mr. David Bowman (Newport Beach, Orange County)
11. 5-11-116-W Mr. & Mrs. Zachary D. Warren (Hermosa Beach, Los Angeles County)
12. 5-11-119-W Mr. Jack Graniti (Pacific Palisades, Los Angeles County)

TOTAL OF 13 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-098-W Mr. & Mrs. Philip Messina	Construction of a two-story addition (691 sq. ft.) and extensive interior and exterior renovations to an existing two-story, 2,354 square foot single-family residence on a 2,520 square foot beachfront lot; resulting in a two-story, 23-foot high, 2551 square foot single-family residence (with a new 494 square foot two-car garage incorporated into the existing ground floor).	2215 S. Ocean Front Walk, Venice (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-046-W Mr. Ivan Sviteck	: Demolition of a one-story, 2,165 square foot single-family residence on a 11,279 square foot lot; and construction of a two-story (with basement), 45-foot high (above street level), 4,935 square foot single-family residence with two two-car garages, a detached 307 square foot pool house, retaining walls, and a swimming pool and spa in the rear yard. The development will be constructed on a deepened foundation system supported by friction piles embedded into the underlying bedrock. Approximately 850 cubic yards of material will be excavated and exported from the site.	200 N. Arno Way, Pacific Palisades (Los Angeles County)
5-11-083-W Mr. Tim Marshall	Demolition of a one-story, 2,495 square foot single-family residence on a 15,520 square foot lot, and construction of a two-story (with basement), thirty-foot high (above grade), 12,400 square foot (including garages) single-family residence with a detached five hundred square foot guest house and a swimming pool in the rear yard. Approximately 3,200 cubic yards of material will be excavated and exported from the site.	15055 Altata Drive, Pacific Palisades (Los Angeles County)
5-11-087-W Westside Housing, Attn: Mr. Jordan Geller	Construction of a new, two story, 3720 sq. ft. single family residence with attached garage, and 94 cubic yards of grading.	660 El Medio Ave, Pacific Palisades (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-092-W Renee A De Peso</p>	<p>Demolition of an existing single-family residence and construction of a 1,989 square foot, three-story single-family residence with an attached 529 square foot 2-car garage. In addition, the project will consist of a 740 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 5 cubic yards of cut, 3 cubic yards of fill, 21 cubic yards of import, and 150 cubic yards for recompaction purposes, which will be balanced on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/dry wells before entering the main storm drain system.</p>	<p>86 Surfside Ave., Unit B, Surfside (Orange County)</p>
<p>5-11-103-W Ms. Bonnie Wiseman Mr. & Mrs. Larry Wolf Cate Rubenstein Sabri Sansov</p>	<p>Convert an existing 45-foot high, six-unit apartment building into four condominium units in conjunction with Parcel Map No. AA02010-791-PLMA. Eight parking spaces are provided in the building's four (4) two-car garage.</p>	<p>14 Reef Street, Marina Del Rey (Los Angeles County)</p>
<p>5-11-107-W City Of San Clemente, Attn: Amger Gregg</p>	<p>ADA compliant improvements to an existing public beach access/railroad crossing and rail station including: replacement of existing crossing panels between/adjacent to rails with new concrete panels per current SCRRA/Metrolink standard; on both sides of the new panels construct gray concrete sidewalk with ADA truncated domes; in northeast and southwest crossing quadrants, install swing gates for emergency pedestrian egress. On west (beach) side of track, remove existing concrete walkway/ramp and construct new 6' wide and 50' long gray concrete walkway/ADA with handrails connecting to existing walkway near the concession building. For about 33', the west edge of the new walkway is 6 feet closer to beach than existing walkway. In northwest quadrant, extend concrete walkway 4 feet to north and construct steps to access the beach. Relocate any existing boulders that may conflict with new walkway. On inland side of crossing, relocate existing ADA space one space to the north to accommodate new swing gate path, resulting in the unavoidable loss of one standard parking space. Near the station, on the inland side of track, add ballast south of platform to discourage pedestrians from entering this area. Construction will take place June-July 2011. The pedestrian beach access will remain open during construction.</p>	<p>North Beach Ped Crossing/Metrolink Station (located known as North Beach.), San Clemente (Orange County)</p>
<p>5-11-108-W Lb4 Fish, Llc</p>	<p>Remove existing wood patio flooring at existing exterior patio and replace with new concrete slab over an existing exterior slab.</p>	<p>330 Pine Ave, Unit K, Long Beach (Los Angeles County)</p>
<p>5-11-109-W Don Dimster</p>	<p>Construction of a two-story duplex on a vacant 4,800 square foot lot. The 3,810 square foot duplex is 25 feet high with two thirty-foot high roof access structures. Each unit has its own 537 square foot two-car garage, accessed from the alley.</p>	<p>625 Vernon Ave, Venice (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-110-W Robert Hinderliter</p>	<p>Demolition of an existing single-family residence and construction of a new 4,297 square foot, two-story with a basement single-family residence with an attached 400 square foot two-car garage. The maximum height of the structure will be 25' above existing grade. Grading will consist of 409 cubic yards of cut and export to a location outside of the Coastal Zone. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>202 10th Street, Seal Beach (Orange County)</p>
<p>5-11-114-W Mr. David Bowman</p>	<p>Demolition of existing two-story duplex and garage and construction of a new three-story, 3,879 sq. ft., 29' tall, duplex, 1,108 sq. ft. in decks/balcony/loggia, attached 413 sq. ft. 2-car garage and 2-car carport, hardscape improvements including new retaining walls and side property walls. Grading consisting of 322 cu. yds. cut /77 cu. yds. fill. Area drains at side yards to direct runoff to catch basins prior to draining at alley, roof downspouts connect directly to the main storm drain system, a trench drain is proposed along the length of the garage. No landscape is proposed. The proposed development includes conversion of the new duplex into two (2) condominium units.</p>	<p>403 Jasmine Ave (Corona del Mar), Newport Beach (Orange County)</p>
<p>5-11-116-W Mr. & Mrs. Zachary D. Warren</p>	<p>Demolition of the existing duplex, and construction of a 30 foot high 5,231 square feet single family residence with attached garage.</p>	<p>2812 Hermosa Avenue, Hermosa Beach (Los Angeles County)</p>
<p>5-11-119-W Mr. Jack Graniti</p>	<p>Demolition of an existing single-family residence and detached two-car garage and construction of a three-story, 5,843 square foot single-family residence, with basement and attached two-car garage.</p>	<p>16847 Bollinger Dr., Pacific Palisades (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



May 26, 2011

Anthony Coscia, Coscia Day Architecture & Design
12732 Maxella Avenue
Los Angeles, CA 90066

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (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 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: 5-11-098 **APPLICANTS:** Philip & Kristen Messina

LOCATION: 2215 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story addition (691 square feet) and extensive interior and exterior renovations to an existing two-story, 2,354 square foot single-family residence on a 2,520 square foot beachfront lot; resulting in a two-story, 23-foot high, 2,551 square foot single-family residence (with a new 494 square foot two-car garage incorporated into the existing ground floor).

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (within 300 feet of the beach), has been approved by the City of Los Angeles Planning Department (Case #DIR2011-0751, 3/24/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area increase greater than ten percent of the existing building's floor area (Ca. Regs. Sec. 13253). The proposed project provides an eight-foot front yard setback and a new two-car garage accessed from Speedway alley, and conforms to all Commission building standards, including the 35-foot height limit for structures with varied rooflines in the North Venice area. Adequate on-site parking is provided in the two-car garage. 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 (345 square feet of permeable landscaped area will be maintained on the 2,520 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 16, 2011 meeting in Marina del Rey**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
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 26, 2011

Izzet Motola, Vertoch Design Architects
1423 Cloverfield Boulevard, Unit A
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: 5-11-083

APPLICANT: Tim Marschall

LOCATION: 15055 Altata Drive, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 2,495 square foot single-family residence on a 15,520 square foot lot, and construction of a two-story (with basement), thirty-foot high (above grade), 12,400 square foot (including garages) single-family residence with a detached five hundred square foot guest house and a swimming pool in the rear yard. Approximately 3,200 cubic yards of material will be excavated and exported from the site.

RATIONALE: The project site is a developed lot in an established residential neighborhood situated about one-quarter mile inland of Will Rogers State Beach. The site is designated as low-density residential land use in the Brentwood-Pacific Palisades Community Plan. The proposed project has received an Approval-in-Concept from the City of Los Angeles Planning Department (Case #ZA-2011-241, 1/28/11) and is consistent with the RE-11-1 zoning designation and the pattern of development in the surrounding neighborhood which has large similar-sized homes. The Board of Directors for the Huntington Palisades Property Owners Corporation has approved the proposed project. The elevation range of the project site is about twenty feet. The City of Los Angeles discourages on-site infiltration of water in Pacific Palisades, so the project site will be graded in order to direct site runoff to the fronting street and into City's storm drain system. 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 **June 16, 2011 meeting in Marina del Rey** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(signature on file)

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



5/31/2011

Richard Blumenberg, AIA
15200 W. Sunset Blvd, Suite 201
Pacific Palisades, CA 90272

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

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

WAIVER#: 5-11- 087 -W**APPLICANT: Westside Affiliated Holdings, Inc.****LOCATION: 660 El Medio Ave, Pacific Palisades, Los Angeles County****PROPOSED DEVELOPMENT: Construction of a new, two story, 3720 sq. ft. single family residence with attached garage, and 94 cubic yards of grading.**

RATIONALE: The subject lot is a 6445 sq. ft. inland lot within an existing single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. 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 **June 15-17, 2011** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
by: _____
GARY THOMAS
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



May 31, 2011

Renee De Peso
B-86 Surfside
Surfside, CA 90743

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#: 5-11-092 **APPLICANT:** Renee De Peso

LOCATION: B-86 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 1,989 square foot, three-story single-family residence with an attached 529 square foot 2-car garage. In addition, the project will consist of a 740 square foot roof deck. The maximum height of the structure will be 35' high above finished grade. Grading will consist of 5 cubic yards of cut, 3 cubic yards of fill, 21 cubic yards of import, and 150 cubic yards for recompaction purposes, which will be balanced on site. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/dry wells before entering the main storm drain system.

RATIONALE: The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 1,232 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed development meets the Commission's regularly used 35' height limit for Surfside Colony and would not result in an intensification of use of the site. The proposed project also conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public access is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 15-17, 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

Original Signed By
(signature on 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



May 27, 2011

Steve Kaplan, Luna & Glushon Attorneys
15760 Ventura Boulevard, #1520
Encino, CA 91436

**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: 5-11-103 **APPLICANTS:** Bonnie Wiseman (Unit 1), Larry & Deborah Wolf (Unit 2),
Catherine Rubenstein (Unit 3), and Sabri Sansoy (Unit 4)

LOCATION: 14 Reef Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing 45-foot high, six-unit apartment building into four condominium units in conjunction with Parcel Map No. AA-2010-791-PMLA. Eight parking spaces are provided in the building's four (4) two-car garages.

RATIONALE: The project site is located one block inland of the beach within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The existing 45-foot high, 4,625 square foot structure was constructed in 1971 as a six-unit apartment building (two dwelling units and four guest units). A former owner converted the building into four condominium units in 1975 and then sold the units, but a legal parcel map was never recorded for the division of the properties. In order to legalize the condominium conversion, the current owners of the building's four separate units have obtained Local Coastal Development Permit No. APCW-2010-800 and Parcel Map No. AA-2010-791-PMLA from the City of Los Angeles Planning Department. The building's current four-unit density is not being changed, although the four proposed units is two units less than the six units permitted by the building's original 1971 Certificate of Occupancy. The size of the existing structure is not being changed. Adequate on-site parking (eight spaces) is provided for the four residential units in four existing garages. The proposed project is consistent with community character, the surrounding residential land uses, and will have no negative effects on visual resources, water quality 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 **June 16, 2011 meeting in Marina del Rey** 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

Original Signed By
(signature on file)

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

REVISED COPY

June 7, 2011



City of San Clemente, Attn: Amber Gregg, Planning Dept.
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#: 5-11-107 **APPLICANT:** City of San Clemente, Attn: Amber Gregg

LOCATION: North Beach Coastal Access Point & Metrolink Rail Station, San Clemente (Orange County)

PROPOSED DEVELOPMENT: ADA compliant improvements to an existing public beach access/railroad crossing and rail station including: replacement of existing crossing panels between/adjacent to rails with new concrete panels per current SCRRA/Metrolink standard; on both sides of the new panels construct gray concrete sidewalk with ADA truncated domes; in northeast and southwest crossing quadrants, install swing gates for emergency pedestrian egress. On west (beach) side of track, remove existing concrete walkway/ramp and construct new 6' wide and 50' long gray concrete walkway/ADA with handrails connecting to existing walkway near the concession building. For about 33', the west edge of the new walkway is 6 feet closer to beach than existing walkway. In northwest quadrant, extend concrete walkway 4 feet to north and construct steps to access the beach. Relocate any existing boulders that may conflict with new walkway. On inland side of crossing, relocate existing ADA space one space to the north to accommodate new swing gate path, resulting in the unavoidable loss of one standard parking space. Near the station, on the inland side of track, add ballast south of platform to discourage pedestrians from entering this area. Construction will take place June-July 2011. The pedestrian beach access will remain open during construction.

RATIONALE: The subject site is an existing railroad station/platform and existing primary public coastal access point identified in the City of San Clemente Land Use Plan (LUP). The site is between the first public road and the sea and has a controlled at-grade rail pedestrian crossing for access to the public beach. Proposed project provides ADA compliant access to the beach and increases pedestrian safety at the beach rail station and pedestrian rail crossing for beach access but will result in the unavoidable loss of 1 of 250 public parking spaces in the North Beach parking lot. This is the minimum loss necessary to meet ADA requirements. The Commission has approved similar parking lot reconfigurations for ADA purposes for other projects. Although minor encroachment by access improvements onto sandy beach area, there will be no decrease in the availability of access to the beach for the general public and no blockage of existing public views of the ocean. Pedestrian access will remain open during construction. The proposed development will not result in adverse impacts to public coastal views, access, coastal resources, or public recreation; will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **June 15-17, 2011** meeting and the site of the development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by:  Original Signed By
(signature on file)
KARL SCHWINN
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 26, 2011

Michael Luna, Architect
110 West Ocean Boulevard, #800
Long Beach, CA 90802

**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: 5-11-108 **APPLICANT:** LB4 Fish, LLC (Gladstone's Long Beach Restaurant)

LOCATION: 330 S. Pine Avenue (Rainbow Harbor), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Renovation of an existing restaurant's outdoor dining patio, including removal of the deteriorated wood deck and installation of a new concrete slab, a bar, tables, seating and wind screens. The project will not alter the existing dining patio's footprint.

RATIONALE: The proposed project is on State Tidelands at the base of Pine Avenue Pier in the Downtown Shoreline area of Long Beach, on the landward side of the Rainbow Harbor Esplanade. The proposed project has received an approval in concept from the City of Long Beach Planning Department and is consistent with the surrounding land uses on Pine Avenue Pier and the Rainbow Harbor Esplanade. The proposed project will not encroach into the adjacent public accessways or view corridors, and will not: a) obstruct views to or along the coast from publicly accessible places; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. Therefore, the proposed project is consistent with 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 the City's certified LCP.

This waiver will not become effective until reported to the Commission at its **June 16, 2011 meeting in Marina del Rey** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 27, 2011

Don Dimster
1510 Electric Avenue
Venice, CA 90291

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

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

WAIVER: 5-11-109 **APPLICANTS:** Don Dimster & Dennis Dimster-Denk

LOCATION: 625 Vernon Way, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story duplex on a vacant 4,800 square foot lot. The 3,810 square foot duplex is 25 feet high with two thirty-foot high roof access structures. Each unit has its own 537 square foot two-car garage, accessed from the alley.

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-2011-117-VSO, 1/14/10) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two proposed residential units conform to the Commission's density limit for the site, and structure conforms to the Commission's 25-foot height limit for structures with flat roofs in the Oakwood area of Venice (one 100 square foot roof access structure for each unit is permitted to exceed the roof height limit). Adequate on-site parking is provided for the two units (five spaces accessed from Sunset Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 436 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 16, 2011 meeting in Marina del Rey** 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

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(signature on file)
CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
(562) 590-5071



May 31, 2011

Robert Hinderliter
1528 Canyon Meadows Lane
Glendora, CA 91740

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

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WAIVER#: 5-11-110 **APPLICANT:** Robert Hinderliter

LOCATION: 202 10th Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new 4,297 square foot, two-story with a basement single-family residence with an attached 400 square foot two-car garage. The maximum height of the structure will be 25' above existing grade. Grading will consist of 409 cubic yards of cut and export to a location outside of the Coastal Zone. 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 5,875 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public access to the beach exists south of the project site at the end of 10th 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 June 15-17, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
(signature on file)
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



June 1, 2011

Christopher Brandon, Architect
 3001 Red Hill Ave. Bldg. 1 Suite 102
 Costa Mesa, CA 92626

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

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

WAIVER#: 5-11-114

APPLICANT: David Bowman

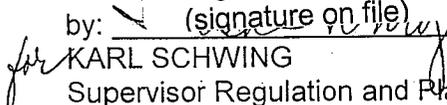
LOCATION: 403 Jasmine Avenue, Corona del Mar, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story duplex and garage and construction of a new three-story, 3,879 sq. ft., 29' tall, duplex, 1,108 sq. ft. in decks/balcony/loggia, attached 413 sq. ft. 2-car garage and 2-car carport, hardscape improvements including new retaining walls and side property walls. Grading consisting of 322 cu. yds. cut /77 cu. yds. fill. Area drains at side yards to direct runoff to catch basins prior to draining at alley, roof downspouts connect directly to the main storm drain system, a trench drain is proposed along the length of the garage. No landscape is proposed. The proposed development includes conversion of the new duplex into two (2) condominium units.

RATIONALE: The subject site is a 3,540 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) on an inland lot within the coastal zone. Some residential projects which are sited on inland lots in Newport Beach are excluded from coastal development permit requirements under Categorical Exclusion E-77-5. However, the proposed project does not qualify for exclusion from CDP requirements because it exceeds the 1.5 floor to buildable-lot area ratio. Furthermore, subdivision of land is not allowed under the Categorical Exclusion. The 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 coast is available a quarter mile south of the site at Big Corona 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 **June 15-17, 2011** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements a coastal development permit will be required.

PETER DOUGLAS
 Executive Director

Original Signed By
 (signature on file)
 by: 
 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



5/31/2011

Srour + Assoc. Attn: Elizabeth Srour
1001 Sixth St, Suite 110
Manhattan Beach, CA 90266

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

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WAIVER#: 5-11- 116 -W

APPLICANT: Zachary D. and Wendy Warren

LOCATION: 2812 Hermosa Avenue, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex, and construction of a 30' high 5231 sq. ft. single family residence with attached garage.

RATIONALE: The subject lot is a 2,550 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. Runoff is proposed to be directed towards a percolation pit, trench drain, and landscaping areas, for on-site infiltration. Three 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 **June 15-17, 2011** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____
(signature on file)
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



June 1, 2011

John A. Himes
17155 Lisette Street
Granada Hills, CA 91344

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

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WAIVER#: 5-11-119 **APPLICANT:** Mr. Jack Graniti

LOCATION: 16847 Bollinger Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and detached two-car garage and construction of a Three-story, 5,843 square foot single-family residence, with basement and attached two car garage.

RATIONALE: The project site is over a 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-0011-1106-AIC from the City of Los Angeles Planning Department (5/9/11). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

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PETER DOUGLAS
Executive Director
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Original Signed By
(signature on file)
by: Al J. Padilla
Coastal Program Analyst