

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, Suite 1000
LONG BEACH, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

**W9/W18**

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

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 10, 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 August 10-12, 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. 5-11-041-W Ms. Hanh Duong (Newport Beach, Orange County)
2. 5-11-141-W Chino Promenade Llc, Pacific Newport Properties, Inc., Attn: Mr. William R. Patton, President (Newport Beach, Orange County)
3. 5-11-160-W David & Kimberly Lahr (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-11-111-W Mr. & Mrs. Jack Ringquist (Newport Beach, Orange County)
2. 5-11-120-W Mr. Jose Gandara (Seal Beach, Orange County)
3. 5-11-148-W Mr. & Mrs. John K. Heidt (Santa Monica, Los Angeles County)
4. 5-11-151-W Mr. & Mrs. Jon L. Prun (Newport Beach, Orange County)
5. 5-11-152-W Mr. & Mrs. John V. Knighton (Seal Beach, Orange County)
6. 5-11-156-W Bancap Investment Group (Long Beach, Los Angeles County)
7. 5-11-157-W James & Susan Palmer (Newport Beach, Orange County)
8. 5-11-159-W Robert S. Wolfe (Hermosa Beach, Los Angeles County)
9. 5-11-161-W William W. Weathers (Newport Beach, Orange County)
10. 5-11-163-W Mr. & Mrs. Thomas Saliba (Newport Beach, Orange County)
11. 5-11-169-W City Of Santa Monica, Attn: Mr. Zach Pollard, Project Manager (Santa Monica, Los Angeles County)
12. 5-11-176-W Georgie Smith, Melissa Goddard & Lisa Revelins (Venice, Los Angeles County)
13. 5-11-180-W Mr. John Peters (San Clemente, Orange County)

TOTAL OF 16 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>
5-11-041-W Ms. Hanh Duong	Remodel and addition to an existing 1,228 square foot two-story, single-family residence with an attached 426 square foot two-car garage. The project more specifically consists of: 1) an addition of 367 square feet to the existing 1st floor; 2) an addition of 312 square feet to the existing 2nd floor; 3) a new 360 square foot 3rd floor habitable area; and 4) a new 3rd floor roof deck. Post project, the residence will be a three-story, single-family residence consisting of 2,693 square feet with an attached 426 square foot two-car garage. The maximum height of the structure will be 29' above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	3002 Breakers Drive (Corona Del Mar), Newport Beach (Orange County)
5-11-141-W Chino Promenade Llc, Pacific Newport Properties, Inc., Attn: Mr. William R. Patton, President	Approximately 850 sq. ft. interior living space addition and remodel of an existing 2,875 sq. ft. two-story, single family residence and a second 474 sq. ft. 2-car garage addition resulting in a 3,725 sq. ft. two-story single family residence plus attached 971 sq. ft. 4-car garages, new roof, roof deck, new doors and windows, new façade, drainage and landscaping improvements including patio and outdoor bbq and outdoor fireplace. The maximum height will be 29 feet above finished grade. Landscaping using drought tolerant non-invasive plants is proposed.	301 North Star Lane, Newport Beach (Orange County)
5-11-160-W David & Kimberly Lahr	Remodel and 1,789 sq. ft. addition to an existing two-story, 2,578 sq. ft. single-family residence and a 30 sq. ft. addition to the existing attached 3-car garage, new windows and door and new exterior finishes such as stucco, brick, and roof tiles resulting in a two-story, 24' tall, 4,367 sq. ft. residence with attached 655 sq. ft. 3-car garage. Minimal grading for clearing and site preparation and no new landscaping is proposed.	219 Avenida Vista Del Oceano, San Clemente (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-111-W Mr. & Mrs. Jack Ringquist</p>	<p>Demolition of an existing two-story single-family residence and construction of a new three-story, 2,333 sq. ft., 29' tall, single family dwelling including attached two-car garage, 227 sq. ft. roof deck with spa and hardscape improvements including perimeter block walls, planter landscaping and minimal grading for soil re-compaction and site preparation. Trench drains are proposed along the length of the driveways and surface run-off water will be directed to surface drains leading to a French drain for the back half of the lot and perforated drain pipes encased in gravel for greater on-site infiltration before draining to the main storm drain system at the street. Landscaping consisting of drought tolerant non-invasive plant species is also proposed.</p>	<p>111 Emerald Ave., Newport Beach (Orange County)</p>
<p>5-11-120-W Mr. Jose Gandara</p>	<p>Addition and remodel of an existing 1,861 square foot two-story, single-family residence with an attached 394 square foot two (2)-car garage. The proposed project includes: 1) an addition of 518 square feet to the existing 1st floor; 2) an addition of 188 square feet to the existing 2nd floor; and 3) an addition of 33 square feet to the existing garage. No grading is proposed. Post project the two-story single-family residence will be 2,567 square feet with an attached 427 square foot two (2)-car garage. The maximum height of the structure will not exceed 25-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.</p>	<p>1713 Harbor Way, Seal Beach (Orange County)</p>
<p>5-11-148-W Mr. & Mrs. John K. Hcidt</p>	<p>Historic Cottage: replacing brick foundation with proper stem footing foundation. Interior remodel, new hvac equipment, bathroom, kitchen. Demo one-story two-car garage. Construct new 2-car garage, new landscape.</p>	<p>2219 Ocean Ave., Santa Monica (Los Angeles County)</p>
<p>5-11-151-W Mr. & Mrs. Jon L. Prun</p>	<p>Demolition of an existing two-story single-family residence and construction of a new 5,397 sq. ft., three-story including basement level 29' tall, single family residence including attached three-car garage, plus 700 sq. ft. roof deck with spa and hardscape improvements including perimeter retainer block walls and grading for basement level and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Roof and surface water runoff will sheet flow toward area drains directed to an underground drainage system draining toward trench drains at the rear of the lot and draining to a bottomless catch basin at the front of the lot for greater on site runoff infiltration prior to draining to the main storm drain system. No new landscaping is proposed.</p>	<p>3400 Occan Blvd. (Corona del Mar), Newport Beach (Orange County)</p>
<p>5-11-152-W Mr. & Mrs. John V. Knighton</p>	<p>Demolition of an existing detached 400 square foot two-car garage associated with an existing two-story single-family residence and construction of a new detached 456 square foot two-car garage with a roof deck. The maximum height of the structure will be 15' 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>206 2nd Street, Seal Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-156-W Bancap Investment Group</p>	<p>Install a new 15-foot wide, 16-foot high arch (with hanging sign) at the pedestrian entrance to the Alamitos Bay Landing shopping center.</p>	<p>168 Marina Dr., Long Beach (Los Angeles County)</p>
<p>5-11-157-W James & Susan Palmer</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>320 Larkspur Avenue (Corona del Mar), Newport Beach (Orange County)</p>
<p>5-11-159-W Robert S. Wolfe</p>	<p>Demolition of the existing single family residence and construction of a new, 30' high, 3283 sq. ft. single family residence</p>	<p>121 33rd Street, Hermosa Beach (Los Angeles County)</p>
<p>5-11-161-W William W. Weathers</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>210 34th Street, Newport Beach (Orange County)</p>
<p>5-11-163-W Mr. & Mrs. Thomas Saliba</p>	<p>Demolition of the existing single family residence and construction of a new, 29' high, 2,719 sq. ft. single family residence</p>	<p>317 Sapphire, Newport Beach (Orange County)</p>
<p>5-11-169-W City Of Santa Monica, Attn: Mr. Zach Pollard, Project Manager</p>	<p>Drainage improvements to the lot. There will be roughly 700 feet of new storm drain, 5 new catch basins, and 3 new storm drain manholes installed.</p>	<p>1550 Pacific Coast Hwy, Santa Monica (Los Angeles County)</p>
<p>5-11-176-W Georgie Smith, Melissa Goddard & Lisa Revelins</p>	<p>Convert an existing three-level, 28-foot high, 4,256 square foot duplex into two condominium units. Five on-site parking spaces are provided.</p>	<p>29 & 29 1/2 28th Street, Venice (Los Angeles County)</p>
<p>5-11-180-W Mr. John Peters</p>	<p>Conversion of a triplex on a single lot into three (3) condominium units. Seven (7) parking spaces are provided on site.</p>	<p>513 Avenida Victoria, San Clemente (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



July 25, 2011

Daniel Dascanio, Architect
17460 Drake Street
Yorba Linda, CA 92886

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#: 5-11-041 **APPLICANT:** Hanh Duong

LOCATION: 3002 Breakers Drive, Corona Del Mar (Newport Beach) (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition to an existing 1,228 square foot two-story, single-family residence with an attached 426 square foot two-car garage. The project more specifically consists of: 1) an addition of 367 square feet to the existing 1st floor; 2) an addition of 312 square feet to the existing 2nd floor; 3) a new 360 square foot 3rd floor habitable area; and 4) a new 3rd floor roof deck. Post project, the residence will be a three-story, single-family residence consisting of 2,693 square feet with an attached 426 square foot two-car garage. The maximum height of the structure will be 29' above existing grade. No grading is proposed. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.

RATIONALE: The lot size is 2,522 square feet and is designated as Single Unit Residential Detached in the City of Newport Beach Land Use Plan (LUP). The subject site is located between the first public road (Ocean Boulevard) and the sea in a locked gate community in Corona Del Mar (Newport Beach). There is a wide sandy beach (Corona Del Mar State Beach) that is approximately 300-feet wide and a public parking lot between the subject property and the Pacific Ocean. The proposed project will result in an increase greater than ten (10) percent. The project site is located at the base of a bluff with a single-family residence located above it on the bluff face. No grading of the bluff is proposed. No public views will be impacted by the project. A Wave Runup and Coastal Hazard Investigation was done for the project site and it concluded that coastal hazards will not significantly impact the subject site and site improvements over the life of the improvements. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access is available at the adjacent State Beach. 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. Diverting storm drain runoff onto permeable areas is consistent with the marine protection policies of the Coastal Act. The proposed development will not result in adverse impacts to coastal access, public recreation, coastal resources 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 August 10-12, 2011 meeting. If three (3) 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



July 25, 2011

David and Kimberly Lahr
219 Avenida Vista del Oceano
San Clemente, CA 92672

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#: 5-11-160

APPLICANT: David and Kimberly Lahr

LOCATION: 219 Vista del Oceano, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Remodel and 1,789 sq. ft. addition to an existing two-story, 2,578 sq. ft. single-family residence and a 30 sq. ft. addition to the existing attached 3-car garage, new windows and door and new exterior finishes such as stucco, brick, and roof tiles resulting in a two-story, 24' tall, 4,367 sq. ft. residence with attached 655 sq. ft. 3-car garage. Minimal grading for clearing and site preparation and no new landscaping is proposed.

RATIONALE: The subject site is a 7,350 sq. ft. interior lot within the first public road and the sea and is designated as residential low density (RL) in the San Clemente Land Use Plan (LUP). The proposed project is a remodel of an existing two-story single-family residence, adding square footage to the first and second floors. The project exceeds to the Commission's typical parking requirement of two spaces per residential unit. The project is designed to be compatible with the character of the surrounding development. Water runoff from the new roof will be collected by new downspouts and directed to new drain pipes leading to the curb gutters, per City regulations. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; or prejudice the City's ability to prepare a Certified Local Coastal Program. Additionally the project is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 10-12, 2011** meeting. 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
by: (signature on file) _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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 Long Beach, CA 90802-4302
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July 25, 2011

Spectrum Architecture, Attn: John Henderson
 4199 Campus Drive Suite 550
 Irvine, CA 92612

**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#: 5-11-111 **APPLICANT:** Jack Ringquist

LOCATION: 111 Emerald Avenue, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new three-story, 2,333 sq. ft., 29' tall, single family dwelling including attached two-car garage, 227 sq. ft. roof deck with spa and hardscape improvements including perimeter block walls, planter landscaping and minimal grading for soil re-compaction and site preparation. Trench drains are proposed along the length of the driveways and surface run-off water will be directed to surface drains leading to a French drain for the back half of the lot and perforated drain pipes encased in gravel for greater on-site infiltration before draining to the main storm drain system at the street. Landscaping consisting of drought tolerant non-invasive plant species is also proposed.

RATIONALE: The subject site is a 2,267 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 on Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access to the bay located approximately 600 feet southeast of the site at the end of Emerald Ave. 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 **August 10-12, 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, a coastal development permit will be required.

PETER DOUGLAS
 Executive Director

Original Signed By
 by: _____ (signature on file) _____
 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
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July 25, 2011

Jose Gandara
1713 Harbor Way
Seal Beach, CA

**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#: 5-11-120 **APPLICANT:** Jose Gandara

LOCATION: 1713 Harbor Way, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Addition and remodel of an existing 1,861 square foot two-story, single-family residence with an attached 394 square foot two (2)-car garage. The proposed project includes: 1) an addition of 518 square feet to the existing 1st floor; 2) an addition of 188 square feet to the existing 2nd floor; and 3) an addition of 33 square feet to the existing garage. No grading is proposed. Post project the two-story single-family residence will be 2,567 square feet with an attached 427 square foot two (2)-car garage. The maximum height of the structure will not exceed 25-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The proposed project consists of approximately 50% demolition of the existing structure. The lot size is 6,576 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 (two-spaces per residential unit). Public access to the beach exists near the site at the end of Seal Beach Boulevard. 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 August 10-12, 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



July 25, 2011

Michael Folonis
1424 Fourth Street, 3rd Fl
Santa Monica, CA 90401

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

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

WAIVER#: 5-11-148

APPLICANT: Mr. & Mrs. John K. Heidt

LOCATION: 2219 Ocean Avenue, Santa Monica

PROPOSED DEVELOPMENT: Interior remodel of an existing 1,975 square foot single family residence including replacing foundation; demolition of existing two car garage and construction of a new 412 square foot garage with two parking spaces, plus two spaces under a carport; and a 612 square foot studio apartment above garage.

RATIONALE: The proposed site is located within a block from the beach within an established residential neighborhood. The remodel and new construction will add a rental unit and provide a total of four parking spaces or two on-site spaces per residential unit consistent with Commission parking requirements. 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 August 10-12, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: (signature on file)

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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South Coast Area Office
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(562) 590-5071



July 25, 2011

Miguel Fernandez
27068 La Paz Road # 641
Aliso Viejo, CA 92656

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#: 5-11-151 **APPLICANT:** Jon and Linda Prun

LOCATION: 3400 Ocean Blvd., Corona del Mar, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new 5,397 sq. ft., three-story including basement level 29' tall, single family residence including attached three-car garage, plus 700 sq. ft. roof deck with spa and hardscape improvements including perimeter retainer block walls and grading for basement level and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system. Roof and surface water runoff will sheet flow toward area drains directed to an underground drainage system draining toward trench drains at the rear of the lot and draining to a bottomless catch basin at the front of the lot for greater on site runoff infiltration prior to draining to the main storm drain system. No new landscaping is proposed.

RATIONALE: The subject site is a 5,833 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 in Corona del Mar. The proposed project exceeds 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 beach is located approximately 300 feet southeast of the site at the public ramp down the bluff to 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 **August 10-12, 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, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

Original Signed By
by: _____ (signature on file)
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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July 25, 2011

Sherrie & John Knighton
206 2nd Street
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#: 5-11-152 **APPLICANT:** Sherrie & John Knighton

LOCATION: 206 2nd Street, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing detached 400 square foot two-car garage associated with an existing two-story single-family residence and construction of a new detached 456 square foot two-car garage with a roof deck. The maximum height of the structure will be 15' 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 3,525 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 2nd 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 August 10-12, 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



July 27, 2011

William Reseigh - HMR Architects
221 Main Street, Suite I
Huntington Beach, CA 92648

**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: 5-11-156

APPLICANT: BANCAP Seaport Village, Inc.

LOCATION: 168 Marina Drive, Alamitos Bay Marina, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install a new 15-foot wide, 16-foot high arch (with hanging sign) at the pedestrian entrance to the Alamitos Bay Landing shopping center.

RATIONALE: The proposed arch/sign has been reviewed and approved by the City of Long Beach Department of Development Services (Project No. BRMD123861). Coastal Commission authorization is necessary because the project site is located on State Tidelands within the Commission's area of original jurisdiction. The proposed structure is situated between two buildings within the shopping center (Alamitos Bay Landing/Seaport Village). The 2'x 12' hanging sign will face the parking lot; not the water. The proposed project will have no negative impacts on coastal views or resources because the arch/sign will not extend above the existing height of any structure, and the proposed project does 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. The proposed project will not increase the density, intensity of use, or the parking demand of the site, and will not negatively impact coastal access opportunities for the general public. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **August 10, 2011 meeting in Watsonville** 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
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



July 25, 2011

Nanci Glass c/o Nicholson Construction Co.
4220 Von Karman Ave #210
Newport Beach, CA 92660

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

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

WAIVER#: 5-11-157 **APPLICANT:** James A. Palmer and Susan E. Palmer

LOCATION: 320 & 320 ½ Larkspur Ave, Newport Beach, Orange County

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

RATIONALE: The subject lot is an inland 5,015 sq. ft. lot designated R-2 Zoning Two-Unit Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2011-005[PA2011-067], 05/25/11). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Authorization for demolition of previously existing duplex and construction of a new duplex with four parking spaces was provided under City of Newport Beach Categorical Exclusion Order E-77-5 for two-family dwellings. However, the subdivision of land is not allowed under Categorical Exclusion E-77-5, therefore Commission approval is necessary. The proposed development meets the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 10-12, 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: _____
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



7/27/2011

Srouer + Associates
1001 6th St, Suite 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-11- 159-W**APPLICANT: Robert S. Wolfe****LOCATION: 121 33rd Street, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 30' high, 3283 sq. ft. single family residence.**

RATIONALE: The subject lot is a 2250 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. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed toward permeable landscaped areas 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 **August 10-12, 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 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



July 25, 2011

William W. Weathers
1151 Via Parda
Riverside, CA 92506

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#: 5-11-161 **APPLICANT:** William W. Weathers

LOCATION: 210 34th Street, Newport Beach, Orange County

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

RATIONALE: The subject lot is an inland 2,377 sq. ft. lot designated Medium Density Residential in the certified City of Newport Beach Land Use Plan (LUP). The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2011-004[PA2011-053], 05/12/11). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Demolition of an existing duplex and construction of a new 3,360 sq. ft. duplex, attached two car garage and carport was previously approved by the Commission in 2010 under CDP 5-10-123-W. The subdivision of land was not included in the 2010 approval. The development proposes four parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **August 10-12, 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: _____
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



7/28/2011

Andrew P. Goetz, Architect
2855 E. Coast Hwy., #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- 163 -W

APPLICANT: Mr. + Mrs. Thomas Saliba

LOCATION: 317 Sapphire, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 29' high, 2,719 sq. ft. single family residence

RATIONALE: The subject lot is a 2,550 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. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards bottomless trench drains and perforated pipes, 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 **August 10-12, 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



July 27, 2011

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

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

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

WAIVER#: 5-11-169

APPLICANT: City of Santa Monica

LOCATION: 1550 Pacific Coast Highway, Santa Monica

PROPOSED DEVELOPMENT: Replace an existing storm drain system with approximately 700 feet of new reinforced concrete storm drain lines varying from 12" to 36", and five new filtered catch basins within a City beach parking lot.

RATIONALE: The proposed project is a water quality improvement project to replace an inadequate pump system with a gravity system that will connect to a major storm drain system that diverts all storm drain runoff to a large clarifier treatment system. The proposed project will improve flooding problems in the parking lot and reduce untreated parking lot runoff. Construction BMPs required by the City will be incorporated into the project. Construction will take place during the non-summer period and public beach and bicycle access will not be significantly impacted during construction. 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 August 10-12, 2011 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

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

PETER DOUGLAS
Executive Director

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



July 27, 2011

Georgie Smith, Melissa Goddard & Lisa Revelins
29 28th Street
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: 5-11-176 **APPLICANTS:** Georgie Smith, Melissa Goddard & Lisa Ann Revelins

LOCATION: 29 & 29½ 28th Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing three-level, 28-foot high, 4,256 square foot duplex into two condominium units. Five on-site parking spaces are provided.

RATIONALE: The project site, which is located within three hundred feet of the beach, is within the "Dual Permit Jurisdiction" area of the City of Los Angeles. The existing duplex was built in 1975. The City of Los Angeles Planning Department has issued Local Coastal Development Permit No. ZA-2010-3081 and Parcel Map No. AA-2008-4853-PMLA-CC for the proposed condominium conversion. The proposed project (condominium conversion) is consistent with the RD1.5 zoning designation, the Commission's density limit for the site, and the 28-foot height limit for projects on walk streets in Venice. The five on-site parking spaces are adequate for the two condominium units. The project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 500 square feet of permeable landscaped area will be maintained on the on the project site, which includes 360 square feet of the 28th Avenue public right-of-way). 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 **August 10, 2011 meeting in Watsonville** 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
cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



July 29, 2011

John Peters
106 Via Zapata
San Clemente, CA 92672

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#: 5-11-180**APPLICANT:** John Peters**LOCATION:** 513 Avenida Victoria, San Clemente, Orange County**PROPOSED DEVELOPMENT:** Conversion of a triplex on a single lot into three (3) condominium units. Seven (7) parking spaces are provided on site.

RATIONALE: The subject lot is an inland 6,120 sq. ft. lot designated RH Residential High Density in the certified City of San Clemente Land Use Plan (LUP) within the coastal zone in the Pier Bowl area of San Clemente. The proposed development consists of a conversion of an existing triplex into a three-unit condominium. The development includes seven parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed project has been approved by the City of San Clemente Planning Department (Tentative Parcel Map No. NP2007-205, 06/23/11). 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 **August 10-12, 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