

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

**W10/W17**

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

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 7, 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 September 7, 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. 5-11-172-W Robert Bendetti (Newport Beach, Orange County)
2. 5-11-173-W The Attina Company, Attn: Mr. Hooshang Pashaile (Long Beach, Los Angeles County)
3. 5-11-185-W Mr. & Mrs. David & Lisa Weld (San Clemente, Orange County)

DE MINIMIS WAIVERS

1. 5-11-118-W Mr. & Mrs. Wayne Tomlinson (Seal Beach, Orange County)
2. 5-11-164-W Mr. Graham Culp (Pacific Palisades, Los Angeles County)
3. 5-11-170-W Mr. Alan Chavez (Seal Beach, Orange County)
4. 5-11-174-W Mr. & Mrs. Robert Hanna (Newport Beach, Orange County)
5. 5-11-182-W Jennifer Farrell (Venice, City Of Los Angeles, Los Angeles County)
6. 5-11-188-W Mr. Britt Johnson (Hermosa Beach, Los Angeles County)
7. 5-11-191-W 716 Brooks Avenue, Llc, Attn: Belal Al-Shawe (Venice, City Of Los Angeles, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-01-037-A7 Fantasea Charters; Pacific Marina Ventures (Marina Del Rey, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-06-068-E4 Ocean Institute, Attn: Daniel Stetson, President (Dana Point, Orange County)
2. 5-08-159-E2 City Of Santa Monica Redevelopment Agency, Attn: Andy Agle (Santa Monica, 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.

Applicant	Project Description	Project Location
5-11-172-W Robert Bendetti	Remodel and approximately 340 sq. ft. addition to an existing two-story, 2,212 sq. ft. single-family residence, minor 12 sq. ft. addition to the existing attached 2-car garage, new 250 sq. ft. ground floor covered patio, new 445 sq. ft. roof deck with a 250 sq. ft. portion of the roof deck covered, new windows and doors, resulting in a two-story, 24' tall, 2,563 sq. ft. residence including garage. No new harscape or landscaping is proposed.	325 Collins Ave (Balboa Island), Newport Beach (Orange County)
5-11-173-W The Attina Company, Attn: Mr. Hooshang Pashaile	Remove a "Tequila Jack's Cantina" sign from the roof of an existing restaurant, and install a new "Tequila Jack's Mexican Restaurant & Cantina" sign (with 37-inch and 16-inch high illuminated channel letters) in the same location, mounted on a 147 square foot (22'x 7.3') parapet wall.	407 Shoreline Village Dr., Long Beach (Los Angeles County)
5-11-185-W Mr. & Mrs. David & Lisa Weld	Second-story 382 sq. ft. hobby room and bathroom addition on top of existing detached garage associated with an existing single-family residence. Resulting height will be 23 feet from existing grade. No new harscape or landscaping is proposed.	213 Calle Marina (Tract; 852, Block; 10, Lot; 37), 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.

Applicant	Project Description	Project Location
5-11-118-W Mr. & Mrs. Wayne Tomlinson	In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of extending an existing 2nd floor beach fronting deck a maximum 10-feet seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant. The new deck will be 190 square feet and will be supported by one (1) new 8" diameter column and the extended deck will have a new 42" high rail consisting of cable and post. No grading is proposed.	A-95 Surfside Ave, Seal Beach (Orange County)
5-11-164-W Mr. Graham Culp	Demolition of the existing single family residence and construction of a new, 5810 sq. ft., 29' high single family residence	314 Toyopa Drive, Pacific Palisades (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-11-170-W Mr. Alan Chavez</p>	<p>Demolition of an existing one-story, 735 square foot, 2nd unit with an attached 340 square foot garage and construction of a new 2nd unit; and also the addition and remodel of an existing two-story, 1,249 square foot, single-family main residence with an attached 305 square foot garage, all located on a single lot. The proposed project includes: 1) demolition of an existing 735 square foot 2nd unit with an attached 340 square foot garage; 2) construction of a new two-story 1,264 square foot 2nd unit with an attached 857 square foot 4-car garage to serve both the main residence and the 2nd unit; 3) removal of 78 square feet from the 1st floor of the existing main residence and addition of 942 square feet; 4) removal of 27 square feet from the 2nd floor of the existing main residence and addition of 766 square feet; and 5) demolition of the existing 305 square foot garage. No grading is proposed. Post project, the single structure will consist of a two-story, 2,852 square foot single-family main residence and a two-story, 1,264 square foot 2nd unit with a shared 854 square foot, 4-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>602 Central Ave, Seal Beach (Orange County)</p>
<p>5-11-174-W Mr. & Mrs. Robert Hanna</p>	<p>Demolition of existing single family residence and construction of a new, 4084 sq. ft., 29' high single family residence</p>	<p>110 Topaz Ave (Balboa Island), Newport Beach (Orange County)</p>
<p>5-11-182-W Jennifer Farrell</p>	<p>Legalize a second dwelling unit (a converted garage) on a 6,004 square foot lot developed with two detached one-story residential structures (only one single-family residence is currently under permit as a legal dwelling unit), and construct a 14-5-foot high, 207 square foot detached garage (with a vehicle-lift) to provide two additional parking spaces on the lot (for a total of five on-site parking spaces, all accessed from an alley).</p>	<p>518 Vernon Ave., Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-11-188-W Mr. Britt Johnson</p>	<p>Demolition of the existing single family residence and construction of a new, 4155 sq. ft., 30' high above finished grade, single family residence.</p>	<p>321 28th Street, Hermosa Beach (Los Angeles County)</p>
<p>5-11-191-W 716 Brooks Avenue, L.Jc, Attn: Belal Al-Shawe</p>	<p>Demolition of a one-story, 1,100 square foot single-family residence on a 5,200 square foot lot, and construction of a two-story, 25-foot high, 3,600 square foot (approx.) single-family residence with an attached three-car garage and a 6' x 30' swimming pool.</p>	<p>716 Brooks Ave, Venice, City Of Los Angeles (Los Angeles County)</p>

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-01-037-A7 Fantasea Charters Pacific Marina Ventures	Amendment of special condition No.1 of cdp to allow continued use of portion of dock at Parcel 77, for two additional years.	13570 Mindanao Way, Marina Del Rey (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-068-E4 Ocean Institute, Attn: Daniel Stetson, President	Replace the existing dock (10' x 145') in the same location with a larger dock (300' long dock that is 27' wide in the middle and 12' wide at the ends) secured by ten 20" diameter concrete piles and construct a new 20' x 100' platform with a 5' x 80' ramp secured by twelve 20" diameter concrete plies. In addition, expansion of an existing 6' x 105' dock by 420 square feet.	24200 Dana Point Harbor Drive, Dana Point (Orange County)
5-08-159-E2 City Of Santa Monica Redevelopment Agency, Attn: Andy Agle	Construction of a mixed use development consisting of 164 market-rate condominiums; 160 affordable rental units; 20,000 square feet of ground floor retail/restaurant space, with 3,000 square feet of outdoor dining; 619 parking spaces; public access improvements; and landscaping. Maximum height of the structures will be 65 and 96 feet. The project will be designed to achieve certified LEED Silver status and include a photovoltaic system on the roof.	1600-1800 E. Ocean Avenue, Santa Monica (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



August 22, 2011

William Guidero
425 30th Street Suite 23
Newport beach, CA 92663

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#: 5-11-172 **APPLICANT:** Robert Bendetti

LOCATION: 325 Collins Ave., Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and approximately 340 sq. ft. addition to an existing two-story, 2,212 sq. ft. single-family residence, minor 12 sq. ft. addition to the existing attached 2-car garage, new 250 sq. ft. ground floor covered patio, new 445 sq. ft. roof deck with a 250 sq. ft. portion of the roof deck covered, new windows and doors, resulting in a two-story, 24' tall, 2,563 sq. ft. residence including garage. No new harscape or landscaping is proposed.

RATIONALE: The subject site is a 2,405 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within 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. Roof downspouts will be directed to gravel pits for greater on-site water infiltration. Public coastal access to the bay is available ~200 feet south at the S. Bayfront along a public boardwalk surrounding Balboa Island. 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 **September 7-9, 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
(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



August 18, 2011

Joseph Adornetto, Adorn Construction
3160 E. La Palma Avenue, Suite A
Anaheim, CA 92806

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: 5-11-173 **APPLICANT:** The Attina Company – Tequila Jack's

LOCATION: 407 Shoreline Village Drive (Tequila Jack's Restaurant at Shoreline Village Shopping Center), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Remove a "Tequila Jack's Cantina" sign from the roof of an existing restaurant, and install a new "Tequila Jack's Mexican Restaurant & Cantina" sign (with 37-inch and 16-inch high illuminated channel letters) in the same location, mounted on a 147 square foot (22'x 7.3') parapet wall.

RATIONALE: Coastal Commission authorization is necessary because the project site is located on State Tidelands (Downtown Shoreline area) within the Commission's area of original jurisdiction. The proposed sign will face the parking lot; not the water (Rainbow Harbor). The proposed project will have no negative impacts on coastal views or resources because the new sign will not extend above the top of the structure's roofline, 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 **September 7, 2011 meeting in Crescent City**. If three (3) 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



August 22, 2011

Felix P. Lo, Architect
 10 Calle Domingo
 San Clemente, CA 92673

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#: 5-11-185

APPLICANT: David and Lisa Weld

LOCATION: 213 Calle Marina, San Clemente (Orange County)

PROPOSED DEVELOPMENT: Second-story 382 sq. ft. hobby room and bathroom addition on top of existing detached garage associated with an existing single-family residence. Resulting height will be 23 feet from existing grade. No new harscape or landscaping is proposed.

RATIONALE: The subject site is a 5,550 square foot lot designated RL residential in the City of San Clemente Land Use Plan (LUP) and is located on an inland lot within the coastal zone. The site is within the City's Categorical Exclusion Order E-82-1 for the construction and demolition of certain residential and commercial structures, however, the proposed project does not meet criteria for the Exclusion to apply as the proposed project is a major addition to a non-conforming structure adjacent to a historic structure and requires a Conditional Use Permit for City approval. 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. Roof downspouts will be directed to landscaped areas for greater on-site water infiltration. Public coastal access to the beach is available ~ ½ mile southeast of the site. 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 and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 7-9, 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
 (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



August 23, 2011

Marshall Innins Design Group; Attn: Marshall Innins
 410 Broadway Street, Suite #210
 Laguna Beach, CA 92651

**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#: 5-11-118 **APPLICANT:** Mr. & Mrs. Wayne Tomlinson

LOCATION: A-95 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: In association with an existing beach fronting single-family residence with an attached two-car garage, the proposed project consists of extending an existing 2nd floor beach fronting deck a maximum 10-foot seaward, beyond the property boundary, into land that is leased by the Surfside Colony to the applicant. The new deck will be 190 square feet and will be supported by one (1) new 8" diameter column and the extended deck will have a new 42" high rail consisting of cable and post. No grading is proposed.

RATIONALE: The lot is located at A-95 Surfside Avenue in the private community of Surfside Colony, in the City of Seal Beach, Orange County. The subject site is a beachfront lot located between the first public road and the sea. The lot size is 1,698 square feet and the City of Seal Beach Zoning Code designates use of the site for Residential Low Density and the proposed project adheres to this designation. The proposed development is in an existing private, gated residential community, located south of the Anaheim Bay east jetty and is consistent with development in the vicinity and prior Commission actions in the area. A pre-Coastal (1966) boundary agreement between Surfside Colony and the California State Lands Commission fixes the boundary between state tide and submerged lands and private uplands in Surfside. As a result of this boundary agreement, Surfside Colony, Ltd. owns a strip of the beach, up to 80 feet in width, adjacent to the homes fronting the ocean. The beach seaward of this area is available for lateral public access. Vertical access is available at the end of Anderson Street to the south of the Surfside community. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside during daylight hours. The project site is located in an area where it is afforded a degree of protection due to the presence of a wide sandy beach and the presence of an existing revetment. Even though the wide sandy beach and revetment currently protects the project site, this does not preclude wave uprush damage and flooding from occurring at Surfside during extraordinary circumstances. However, the proposed development is an accessory structure that would not necessitate additional protection and would be removed if threatened by hazards. The proposed deck improvement does not result in an increased hazard to life and property nor would the proposed improvements create or contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms such as the beach. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 7-9, 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 JOHNSON
 Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



8/22/2011

EPM – Jeremy Erickson
901 S Flower St, #503
Los Angeles, CA 90015

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

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

WAIVER#: 5-11- 164 -W

APPLICANT: Graham Culp

LOCATION: 314 Toyopa Drive, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence, and construction of a new, 5810 sq. ft., 29' high single family residence

RATIONALE: The subject lot is a 15540 sq. ft. inland lot in an existing 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 **September 7-9, 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



August 23, 2011

Jon Udoff
 600 S. Spring Street, #406
 Los Angeles, CA 90014

**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#: 5-11-170 **APPLICANT:** Alan Chavez

LOCATION: 602 Central Avenue, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story, 735 square foot, 2nd unit with an attached 340 square foot garage and construction of a new 2nd unit; and also the addition and remodel of an existing two-story, 1,249 square foot, single-family main residence with an attached 305 square foot garage, all located on a single lot. The proposed project includes: 1) demolition of an existing 735 square foot 2nd unit with an attached 340 square foot garage; 2) construction of a new two-story 1,264 square foot 2nd unit with an attached 857 square foot 4-car garage to serve both the main residence and the 2nd unit; 3) removal of 78 square feet from the 1st floor of the existing main residence and addition of 942 square feet; 4) removal of 27 square feet from the 2nd floor of the existing main residence and addition of 766 square feet; and 5) demolition of the existing 305 square foot garage. No grading is proposed. Post project, the single structure will consist of a two-story, 2,852 square foot single-family main residence and a two-story, 1,264 square foot 2nd unit with a shared 854 square foot, 4-car garage. The maximum height of the structure will not exceed 25-feet above existing grade. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is an inland lot neither located between the first public road and the sea nor within 300 feet of the inland extent of any beach or the mean high tide of the sea. The proposed project consists of more than 50% demolition of the existing structure. The lot size is 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 (two-spaces per residential unit). Public access to the beach exists near the site at the end of 6th Street. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their September 7-9, 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 wi

Original Signed By
 (Signature on File)

PETER DOUGLAS
 Executive Director

KARL SCHWING
 Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



8/22/2011

Todd Skendarian
1100 S Coast Hwy, #316
Laguna Beach, CA 92651

**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- 174 -W

APPLICANT: Robert and Tami Hanna

LOCATION: 110 Topaz Avenue, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of existing single family residence and construction of a new, 4084 sq. ft., 29' high single family residence.

RATIONALE: The subject lot is a 3825 sq. ft. inland lot designated as Two Family Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Newport Beach. Runoff is directed to bottomless catch basins and trench drains, for on-site infiltration. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 7-9, 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)

by:

KARL SCHWING

Supervisor Regulation and Planning

PETER DOUGLAS
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



August 19, 2011

Martin Roy Mervel, AIA
1842 Echo Park Avenue
Los Angeles, CA 90026

**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: 5-11-182

APPLICANT: Jennifer Farrell

LOCATION: 518 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Legalize a second dwelling unit (a converted garage) on a 6,004 square foot lot developed with two detached one-story residential structures (only one single-family residence is currently under permit as a legal dwelling unit), and construct a 14-5-foot high, 207 square foot detached garage (with a vehicle-lift) to provide two additional parking spaces on the lot (for a total of five on-site parking spaces, all accessed from an 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 Nos. DIR-2011-2858-VSO-MEL, 10/26/10 & ZA-2009-3883-ZAA-MEL, 2/17/2011) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice and the Commission's two-unit density limit for the site. Adequate on-site parking is provided for the two single-family residences: five parking spaces, all accessed from an alley (no curb cut is proposed or permitted on Vernon Avenue). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,000 square feet of permeable landscaped area will be maintained on the 6,004 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 **September 7, 2011 meeting in Crescent City** 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



8/22/2011

Srour + Assoc
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- 188 -W

APPLICANT: Britt Johnson

LOCATION: 321 28th St, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 4155 sq. ft., 30' high above finished grade, single family residence

RATIONALE: The subject lot is a 2399 sq. ft. inland lot designated as Medium 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 directed towards planter areas and grasscrete, for on-site infiltration. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **September 7-9, 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)

PETER DOUGLAS
Executive Director

by: _____
GARY TIMM
Coastal Program Manager

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



August 18, 2011

Carl Smith, AIA
670 Moulton Avenue
Los Angeles, CA 90031

**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: 5-11-191

APPLICANT: 716 Brooks Avenue, LLC

LOCATION: 716 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,100 square foot single-family residence on a 5,200 square foot lot, and construction of a two-story, 25-foot high, 3,600 square foot (approx.) single-family residence with an attached three-car garage and a 6'x 30' swimming pool.

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-2011-1883, 7/26/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice and the Commission's density limit for the site. Adequate on-site parking is provided (three spaces, all accessed from the rear alley). 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 (2,000 square feet of permeable landscaped area will be maintained on the 5,200 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 7, 2011 meeting in Crescent City** 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

**5-01-037A7****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Peter Douglas, Executive Director

DATE: August 25, 2011

SUBJECT: Permit No. 5-01-037 **granted to:** Fantasea Charters & Los Angeles
County Beaches and Harbors

for: Temporarily moor a 119 foot charter yacht.

PROJECT SITE: 13570 Mindanao Way (Parcel 77), Marina del Rey

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

Continue the use of the dock for temporary mooring of the charter yacht for an additional two year period.

FINDINGS

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

The removal of the small boat fingers and use of the dock by the yacht was originally approved in part because the docks were dilapidated and not available for public use. The County and current leaseholder are currently in negotiations to develop the parcel. The docks will continue to be unavailable for public use until a development plan is approved. In the interim, the applicant has improved the dock and proposes to continue to temporarily use the dock for mooring purposes only. Charter operations have and will continue to operate in the commercial area at Fisherman Village. Approval of the permit amendment request will not affect future use of the docks and the ship continues to comply with all County boating requirements. The proposed development, as conditioned in the original permit, will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed amendment is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

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

(5-06-068)E4**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

25 August 2011

Notice is hereby given that **Ocean Institute, Attn: Daniel Stetson, President** has applied for a one-year extension of Coastal Development Permit **5-06-068**, as amended, granted by the California Coastal Commission on **July 12, 2006** for:

Replace the existing dock (10' x 145') in the same location with a larger dock (300' long dock that is 27' wide in the middle and 12' wide at the ends) secured by ten 20" diameter concrete piles and construct a new 20' x 100' platform with a 5' x 80' ramp secured by twelve 20" diameter concrete plies. In addition, expansion of an existing 6' x 105' dock by 420 square feet.

At: 24200 Dana Point Harbor Drive, City of Dana Point, County of Orange County

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

Original Signed By
(Signature on File)

By: Fernie Sy
Coastal Program Analyst II

CALIFORNIA COASTAL COMMISSION

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



(5-08-159-E2)

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given **City of Santa Monica Redevelopment Agency** has applied for a one year extension of **Coastal Development Permit No. 5-08-159** granted by the California Coastal Commission on **September 10, 2008**, for:

Construction of a mixed use development consisting of 164 market-rate condominiums; 160 affordable rental units; 20,000 square feet of ground floor retail/restaurant space, with 3,000 square feet of outdoor dining; 619 parking spaces; public access improvements; and landscaping. Maximum height of the structures will be 65 and 96 feet. The project will be designed to achieve certified LEED Silver status and include a photovoltaic system on the roof.

At: 1600-1800 E. Ocean Avenue, Santa Monica (Los Angeles County).

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

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

Sincerely,
PETER M. DOUGLAS
Executive Director

Original Signed By
(Signature on File)

By: Al J. Padilla
Coastal Program Analyst