

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT

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

W15/W20

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

For the

January Meeting of the California Coastal Commission

MEMORANDUM

Date: January 11, 2012

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 January 11, 2012 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. 5-11-281-W Judy G. Tucker (Newport Beach, Orange County)

DE MINIMIS WAIVERS

1. 5-11-269-W Wayne Diaz & Michael Lowther (Newport Beach, Orange County)
2. 5-11-278-W Linda Lamberti Stubblefield (Newport Beach, Orange County)
3. 5-11-280-W Southern California Gas Co. (Playa Del Rey, Los Angeles County)
4. 5-11-283-W Spinnaker Development, Llc, Attn: Mr. David Close (Newport Beach, Orange County)
5. 5-11-288-W 15924 Northfield, Llc, Attn: Mr. Derek Baak (Pacific Palisades, Los Angeles County)
6. 5-11-291-W Easton / Collins Llc (Newport Beach, Orange County)
7. 5-11-292-W Debbie Coleman (Balboa Island, Orange County)
8. 5-11-294-W Mr. & Mrs. William Bruton (Surfside, Orange County)
9. 5-11-311-W Steven Plutte (Venice, City Of Los Angeles, Los Angeles County)

EMERGENCY PERMITS

1. 5-11-309-G Tennis Estates Homeowners Association, Attn: Mr. Dan Schultz (Huntington Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-90-789-E19 Stephen M. Blanchard (Venice, City Of Los Angeles, Los Angeles County)
2. 5-07-210-E3 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto (Marina Del Rey, Los Angeles County)

TOTAL OF 13 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-281-W Judy G. Tucker	Remodel and addition of an existing 2,096 square foot two-story, single-family residence with an attached 726 square foot two-car garage. The project more specifically consists of: 1) an addition of 51 square feet of habitable area to the existing 1st floor; and 2) an addition of 290 square feet of habitable area to the existing 2nd floor. Post project the two-story, single-family residence will be 2,437 square feet with an attached 726 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed.	534 S. Bayfront, Newport Beach (Orange County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-269-W Wayne Diaz & Michael Lowther	Demolition of the existing duplex and construction of a new, 4,153 sq. ft., 29' high duplex	408 E. Balboa Blvd., Newport Beach (Orange County)
5-11-278-W Linda Lamberti Stubblefield	Demolition of an existing single-family dwelling and construction of a new two-story 2,258 square foot single-family residence with an attached 460 square foot two-car garage. The maximum height of the structure will be 29-feet above existing grade. Drainage from the roof and surface water will be directed to permeable areas before entering the main storm drain system.	207 Pearl, Newport Beach (Orange County)
5-11-280-W Southern California Gas Co.	Upgrading the existing lower field freshwater system.	7900 Falmouth Blvd, Playa Del Rey (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-11-283-W Spinnaker Development, Llc, Attn: Mr. David Close	Demolition of existing two-story single-family residence and construction of a new three-story, 29' tall, and 2,403 sq. ft. single family dwelling, roof decks, attached 500 sq. ft. 2-car garage and hardscape improvements including patio area, interior courtyard, new fence along the south property line and drainage improvements. Grading consists of 120 cubic yards of fill and soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch basins and French drains to provide onsite infiltration of runoff prior to the main storm drain system. Minimal planter landscaping is proposed utilizing drought tolerant non-invasive plants.	114 Diamond Ave, Newport Beach (Orange County)
5-11-288-W 15924 Northfield, Llc, Attn: Mr. Derek Baak	Demolition of the eisting duplex and construction of a new, 4,300 sq. ft., 28' high single family residence	15924 Northfield Street, Pacific Palisades (Los Angeles County)
5-11-291-W Easton / Collins Llc	Demolition of existing two-story single-family residence and construction of a new two-story, 2,390 sq. ft., 29' tall, single family dwelling, 228sq. ft. roof deck, attached 504 sq. ft. 2-car garage and hardscape improvements including paved front and side yards. Minimal grading consisting of over-excavation cut/fill for soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch basins and French drains to provide onsite infiltration of runoff prior to the main storm drain system. Minimal planter landscaping is proposed utilizing drought tolerant non-invasive plants.	120 Collins Ave., Newport Beach (Orange County)
5-11-292-W Debbie Coleman	Demolition of the existing single family residence and construction of a new, 2,824 sq. ft., 29' high single family residence	222 Onyx Ave., Balboa Island (Orange County)
5-11-294-W Mr. & Mrs. William Bruton	Construction of a detached 380 square foot 2-car garage with a 740 square foot rumpus/storage room above connected to the existing 1,600 square foot, two-story, single-family residence via a 2nd floor walkway. The maximum height of the structure will be 25' high above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/percolation pits before entering the main storm drain system.	B-61 Surfside, Surfside (Orange County)
5-11-311-W Steven Plutte	Demolition of a detached garage, and construction of a three-level, thirty-foot high, 1,400 square foot (approx.) second residential unit on the rear portion of a 4,800 square foot lot with an existing one-story, 1,238 square foot single-family residence. Five on-site parking spaces are provided on the ground level (carport) below the new unit.	544 Vernon Ave, Venice, City Of Los Angeles (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-309-G Tennis Estates Homeowners Association, Attn: Mr. Dan Schultz	Removal of a partially broken, overhanging branch from tree C-35 by certified arborist/landscape crew using handsaws. Once the branch is removed, no further cutting is to occur within 300 feet of any tree occupied or otherwise known to be used by herons or egrets. The entire felled branch is proposed to be moved by hand in one piece approximately 300 feet to a location near the northern access gate along Wimbledon Lane. The removed branch is then proposed to be cut into smaller pieces by chainsaw (gas powered or electric) or handsaw and removed off site by the landscape crew. The area proposed for processing the felled branch is approximately 117 meters (385 feet) from tree C-11 which is the nearest tree that currently supports active heron/egret nests. As proposed by the applicant, at no time will mechanized equipment be used within 300 feet of heron/egret nesting or roosting.	An approximately four-acre lot within Tennis Estates residential complex seaward of Humboldt Drive and Saybrook Lane, adjacent to Huntington Harbor, Huntington Beach (Orange County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-90-789-E19 Stephen M. Blanchard	Construction of commercial/retail building with two floors of subterranean parking.	601 Ocean Front Walk, Venice, City Of Los Angeles (Los Angeles County)
5-07-210-E3 Los Angeles County Department Of Beaches And Harbors, Attn: Charlotte Miyamoto	Rehabilitate and convert existing manually operated tide gate to an automated and electronically controlled system, and install trash rack.	Marina Way And Grand Canal, Marina Del Rey (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



December 27, 2012

Chris Foerstel
8 Kane
Ladera Ranch, CA 92694

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#: 5-11-281 **APPLICANT:** Judy G. Tucker

LOCATION: 534 South Bayfront, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remodel and addition of an existing 2,096 square foot two-story, single-family residence with an attached 726 square foot two-car garage. The project more specifically consists of: 1) an addition of 51 square feet of habitable area to the existing 1st floor; and 2) an addition of 290 square feet of habitable area to the existing 2nd floor. Post project the two-story, single-family residence will be 2,437 square feet with an attached 726 square foot two-car garage. The maximum height of the structure will be 25-feet above existing grade. No grading is proposed.

RATIONALE: The subject site is a bayfront lot approximately 5,030 square feet in size, is designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The proposed project is not exempt because the improvement will result in an increase greater than ten (10) percent. 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. 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 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 January 11-12, 2012 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director
cc: Commissioners/File

TERESA HENRY
District Manager

12/21/2011.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 27, 2011

George W. Seitz, Architect
18023-A Sky Park Circle
Irvine, CA 92614

**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#: 5-11-278

APPLICANT: Linda Lamberti Stubblefield

LOCATION: 207 Pearl, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family dwelling and construction of a new two-story 2,258 square foot single-family residence with an attached 460 square foot two-car garage. The maximum height of the structure will be 29-feet above existing grade. 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 2,550 square feet and is designated as residential high density in the City of Newport Beach Land Use Plan (LUP). The subject site is an inland lot not located between the first public road and the sea. Some residential projects which are sited on inland lots in Newport Beach and have less than a 1.5 floor to buildable-lot area ratio are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Nevertheless, 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 exists in the project vicinity along the public boardwalk that surrounds Balboa Island. 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 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 January 11-12, 2012 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)

CHARLES LESTER
Executive Director

TERESA HENRY
District Manager

A handwritten signature in dark ink, appearing to be "Teresa Henry", written over a horizontal line.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 21, 2011

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#: 5-11-280**APPLICANT:** Southern California Gas Company**LOCATION:** 7900 Falmouth Boulevard, Playa del Rey

PROPOSED DEVELOPMENT: Upgrading existing freshwater piping system for potable, utility and fire protection use within the lower field facility. All below grade carbon steel water lines will be abandoned in place and approximately 2,600 linear feet of new High Density Polyethylene and ductile iron water lines, varying from 1-inch to 12-inch in diameter will be installed, including approximately 600 feet of 1-inch in diameter electrical conduit. The new lines will be buried approximately 5 feet below grade.

RATIONALE: The proposed project is located within the paved and developed area of the existing gas company facility. Excavation and runoff during construction will be controlled and Best Management Practices will be incorporated 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.

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Original Signed By 
(Signature on File)

by: Al J. Padilla
Coastal Program Analyst

CHARLES LESTER
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 27, 2011

Christopher Brandon – Architect
3001 Red hill Avenue, Bldg. 1 Suite 102
Costa Mesa, CA 92626

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

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

WAIVER#: 5-11-283

APPLICANT: Spinnaker Development, David Close

LOCATION: 114 Diamond Avenue, Balboa Island, Newport Beach (Orange County)

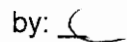
PROPOSED DEVELOPMENT: Demolition of existing two-story single-family residence and construction of a new three-story, 2,403 sq. ft., 29' tall, single family dwelling, roof decks, attached 500 sq. ft. 2-car garage and hardscape improvements including patio area, interior courtyard and new fence along the south property line. Grading consists of 120 cubic yards of fill and soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch French drains at front of the lot and to a long trench drain at the back driveway at the alley to provide onsite infiltration of runoff prior to the main storm drain system. Minimal planter landscaping is proposed utilizing drought tolerant non-invasive plants.

RATIONALE: The subject site is a 2,550 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. Surface area drains and downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. Public coastal access to the bay is available ~150 feet south of the site at S. Bayfront along a public walkway 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 **January 11-12, 2012** 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 wa
development permit will be required.

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

by: 
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



12/21/2011

Charles A. Samson
6119 Mary Ellen Ave
Valley Glen, CA 91401

**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- 288 -W

APPLICANT: 15924 Northfield LLC

LOCATION: 15924 Northfield Street, Pacific Palisades, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 4,300 sq. ft., 28' high single family residence

RATIONALE: The subject lot is a 6504 sq. ft. inland lot within an existing developed single family residential neighborhood. The proposed project has been approved in concept by the City of Los Angeles. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with 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 January 11-13, 2012 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:

GARY TIMM

Coastal Program Manager

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



December 27, 2011

John McNeely
1792 Skyline Drive
Santa Ana, CA 92705

**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#: 5-11-291

APPLICANT: Easton Collins LLC

LOCATION: 120 Collins Ave, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story single-family residence and construction of a new two-story, 2,390 sq. ft., 29' tall, single family dwelling, 228sq. ft. roof deck, attached 504 sq. ft. 2-car garage and hardscape improvements including paved front and side yards. Minimal grading consisting of over-excavation cut/fill for soil re-compaction and site preparation. Roof downspouts will be directed over drainage swales to catch basins and French drains to provide onsite infiltration of runoff prior to the main storm drain system. Minimal planter landscaping is proposed at the front patio utilizing drought tolerant non-invasive plants.

RATIONALE: The subject site is a 2,550 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. Surface area drains and downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. Public coastal access to the bay is available ~200 feet south of the site at S. Bayfront along a public walkway 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 **January 11-12, 2012** 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.

Original Signed By
(Signature on File)

by: KARL SCHWING
Supervisor Regulation and Planning

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



12/22/2011

William Guidero
425 30th St, Suite 23
Newport Beach CA 92663

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

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

WAIVER#: 5-11-292-W**APPLICANT: Debbie Coleman****LOCATION: 222 Onyx Avenue, Newport Beach, Orange County**

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 2,824 sq. ft., 29' high 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 trench drains and landscaped areas for on-site infiltration. Authorization for construction of any new single or two-family residences on the lot is provided under City of Newport Beach Categorical Exclusion Order E-77-5, adopted by the Commission on June 14, 1977. However, the proposed project does not qualify for an exclusion under Categorical Exclusion Order E- 77-5 because it does not meet the less than a 1.5 floor to buildable-lot area ratio. 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 **January 11-13, 2012** 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.

CHARLES LESTER
Executive Director

Original Signed By
(Signature on File)
by: KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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South Coast Area Office
200 Oceangate, Suite 1000
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(562) 590-5071



December 27, 2011

William Bruton
P.O. Box 294
Surfside, CA 90743

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

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

WAIVER#: 5-11-294

APPLICANT: William Bruton

LOCATION: B-61 Surfside, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a detached 380 square foot 2-car garage with a 740 square foot rumpus/storage room above connected to the existing 1,600 square foot, two-story, single-family residence via a 2nd floor walkway. The maximum height of the structure will be 25' high above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas/percolation pits before entering the main storm drain system.

RATIONALE: The subject site is not a beachfront lot, but is located between the first public road and the sea in the private gated community of Surfside Colony. The lot size is 2,247 square feet and is designated as residential low density in the City of Seal Beach Zoning Code. The proposed development meets the Commission's regularly used 35' height limit for Surfside Colony and would not result in an intensification of use of the site. The proposed project also conforms to the Commission's parking requirement of 2 spaces per residential unit. Vertical public access is provided in the project area at the end of Anderson Street. In addition, the Commission conditioned permit P-75-6364 to allow public access through the gates at the southeastern end of Surfside Colony during daylight hours. Lateral public access is available along Sunset County beach, seaward of the Surfside Colony's 80' wide property between the first line of houses and the sea. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed development would not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their January 11-12, 2012 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

CHARLES LESTER
Executive Director
cc: Commissioners/File

Original Signed By
(Signature on File)

TERESA HENRY
District Manager

CALIFORNIA COASTAL COMMISSION

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



December 23, 2011

Karin Mahle
577 1/2 W. Pico Boulevard
Los Angeles, CA 90019

**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: 5-11-311

APPLICANT: Steven C. Plutte

LOCATION: 544 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached garage, and construction of a three-level, thirty-foot high, 1,400 square foot (approx.) second residential unit on the rear portion of a 4,800 square foot lot with an existing one-story, 1,238 square foot single-family residence. Five on-site parking spaces are provided on the ground level (carport) below the new unit.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-3130, 12/06/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed two residential units conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the two residential units: five spaces in the new carport, 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 (2,500 square feet of permeable landscaped area will be maintained on the 4,800 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **January 11, 2012 meeting in Santa Monica** 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. *1/10*

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: DECEMBER 20, 2011

EMERGENCY PERMIT: 5-11-309-G

APPLICANT: Tennis Estates Homeowners Association (TEHOA)
c/o Dan Schultz
16419 Wimbledon Lane
Huntington Beach, CA 92649

LOCATION: An approximately four-acre lot within Tennis Estates residential complex seaward of Humboldt Drive and Saybrook Lane, adjacent to Huntington Harbor, Assessor's Parcel No. 178-601-64, Huntington Beach, Orange County. Tree C-35¹ is the westernmost of approximately five Aleppo pine trees located immediately south of the existing tennis courts on the property.

EMERGENCY WORK PROPOSED: Removal of a partially broken, overhanging branch from tree C-35 by certified arborist/landscape crew using handsaws. Once the branch is removed, no further cutting is to occur within 300 feet of any tree occupied or otherwise known to be used by herons or egrets. The entire felled branch is proposed to be moved by hand in one piece approximately 385 feet to a location near the northern access gate along Wimbledon Lane. The removed branch is then proposed to be cut into smaller pieces by chainsaw (gas powered or electric) or handsaw and removed off site by the landscape crew. The area proposed for processing the felled branch is approximately 117 meters (385 feet) from tree C-11 which is the nearest tree that currently supports active heron/egret nests. As proposed by the applicant, at no time will mechanized equipment be used within 300 feet of heron/egret nesting or roosting trees.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of a fractured tree limb caused by high winds requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and

¹ The Tennis Estates Homeowners Association has identified, in a document submitted to the Executive Director titled Existing Tree Disposition Plan, dated December 2009, prepared by Tolly Landscape, all the trees and large shrubs on the subject property by using a letter and number system. The tree that is the subject of this emergency permit, C-35, is one of several tens of hundreds of trees and shrubs on the subject property.

Emergency CDP 5-11-309-G
Removal of Broken Branch, Tree-C35
Page 2 of 5

- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Very Truly Yours,

Charles Lester
Executive Director

By: Original Signed By
(Signature on File)

Title: District Manager U

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and as specifically conditioned herein, and for the specific property listed above, is authorized. Any additional work requires separate authorization from the Executive Director and/or by an approved coastal development permit.
3. The work authorized by this permit must be completed by December 23, 2011.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit with the City of Huntington Beach to have the emergency work be considered permanent, as detailed more fully in Condition 10.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. In order to avoid further disruption to nesting/roosting herons/egrets, and to prevent further damage to the health of tree C-35:
 - a) At no time are chain saws or other mechanized equipment to be used within 300 feet of any tree occupied or otherwise known to be used or historically used by herons or egrets, including during removal of the broken, partially hanging branch on tree C-35;
 - b) Once the broken branch is removed from tree C-35, no further cutting is to occur within 300 feet of any tree occupied or otherwise known to be used or historically used by herons or egrets;
 - c) After the branch is removed by hand and relocated, a chain saw may be used to cut the branch into smaller pieces, as long as such activity is done at a minimum distance of 300 feet away from **ANY** tree occupied or known to be used or historically used by herons/egrets.
 - d) The removed branch may then be taken off site by the landscape crew.

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- e) To help minimize further damage to the health of the tree from disease/fungal infection, the cut/wound on the tree shall be treated with a dressing/sealant (e.g. 'Treekote' or similar) approved by the arborist.
8. A biologist shall be onsite during all development described in this permit. Prior to beginning the branch removal work, a biologist shall inspect tree C-35 and any surrounding trees that may be affected by the development for the presence of egret or heron courtship activity, nests, eggs, chicks, and/or juveniles. If the biologist observes any courtship activity, nests, eggs, chicks and/or juveniles within tree C-35 or surrounding trees, work shall be postponed until after the nesting season (from January 1 to September 30) or until the biologist confirms the nest(s) are no longer occupied. Upon completion of the development, the biologist shall submit, for the review and approval of the Executive Director, a written assessment of the branch removal activity and documentation of his/her clearance and support of the work completed, as further described in Condition 9.
9. The biologist shall document site conditions pre-development, while undertaking the authorized work, and post development, through photographs accompanied by written descriptive narrative. The date and time work was undertaken shall be documented. Photographs shall demonstrate: a) the use of handsaws instead of mechanical tools (e.g. chainsaws) to remove the tree branch, b) that the felled tree branch was relocated in accordance with the requirements of this permit prior to further processing and disposal. The documentation may be prepared in conjunction with the biologist's report required in Special Condition 8, or as a separate report. The report shall be submitted within 14 days of completion of the emergency work.
10. You are required by this Emergency Coastal Development Permit No. 5-11-309-G to submit an application for a follow-up, regular coastal development permit as specified in Special Condition No. 4 above. The required follow-up, regular coastal development permit application shall be a comprehensive coastal development permit application to authorize as permanent: 1) the temporary work under this Emergency Coastal Development Permit (5-11-309-G); 2) the temporary work under Emergency Coastal Development Permit (5-11-143-G); 3) the temporary work under Emergency Coastal Development Permit No. 5-10-179-G; 4) all tree removal/trimming that has occurred on site without benefit of a required coastal development permit; and 5) any future tree trimming/removal project that encompasses the entire subject property. This comprehensive application shall include all tree removal and tree trimming at the subject site and shall, at a minimum, include/address:
- a. All unpermitted tree removal activities including, but not limited to, removal of trees C-27, C-36, C-37, P-3 and potentially trees C-5 and C-7;
 - b. All tree trimming activities including, but not limited to, trimming of trees C-3, C-28, C-29, C-31, C-49 and potentially trees C-25 and C-26;
 - c. The removal of the partially broken branch of the Aleppo Pine tree that was the subject of Emergency Coastal Development Permit No. 5-10-179-G;
 - d. The removal of the partially broken, overhanging branch from Tree C-35 that was the subject of Emergency Coastal Development Permit No. 5-11-143-G;
 - e. The removal of the partially broken, overhanging branch from Tree C-35 that is the subject of this Emergency Coastal Development Permit No. 5-11-309-G;
 - f. A tree trimming/removal plan to be implemented in the future; and,
 - g. A mitigation plan identifying and addressing all impacts to the on-site rookery(ies)/heronry(ies) caused by all tree trimming/removal activities, including such activities that occurred without benefit of a coastal development

Emergency CDP 5-11-309-G
Removal of Broken Branch, Tree-C35
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permit. Mitigation shall be developed based on consideration of use by herons and/or egrets of the rookery(ies)/heronry(ies) had the unpermitted removal and/or partial removal of trees not occurred.

11. The subject site is located within the area of coastal development permit authority of the City of Huntington Beach. Thus, the required follow-up, regular coastal development permit application must be made to the City of Huntington Beach. The Commission retains appeal and enforcement jurisdiction over this area. The applicant shall submit a copy of the required, follow-up regular coastal development permit application to the Commission's South Coast District office, at the time the application is submitted to the City of Huntington Beach, and, after submittal, shall provide copies of any subsequent documentation exchanged between the City and the applicant.
12. The required follow-up, regular coastal development permit application (per Conditions 4, 10 and 11 above) shall be submitted to the City of Huntington Beach, and copied to the Commission's South Coast District Office, within 60 days of the issuance of this emergency coastal development permit². This requirement may be met, with the approval of the City of Huntington Beach, by providing the information necessary to complete the application currently on file at the City of Huntington Beach. By acceptance of this permit the applicant agrees to (1) cooperate in providing all information necessary for the City to complete and process the permit application; (2) diligently pursue completing the application; (3) not withdraw the application or otherwise delay timely review of the application; and (4) comply with any requirements of the permit if issued. If any of the foregoing four conditions is not met, or if the City or Commission on appeal denies any such after-the-fact coastal development permit application submitted pursuant to this section, the Commission will seek all remedies available to enforce the terms and conditions of Cease and Desist Order No. CCC-06- CD 12, the Coastal Act, and the City of Huntington Beach Local Coastal Program³.

FAILURE TO A) SUBMIT A FOLLOW-UP COASTAL DEVELOPMENT PERMIT APPLICATION THAT SATISFIES THE REQUIREMENTS OF SECTION 13053.5 OF THE CALIFORNIA CODE OF REGULATIONS BY THE DATE SPECIFIED BY THIS PERMIT, OR AS EXTENDED THROUGH CORRESPONDENCE, OR B) REMOVE THE EMERGENCY WORK (IF REQUIRED BY THIS EMERGENCY PERMIT) BY THE DATE SPECIFIED BY THIS PERMIT, WILL CONSTITUTE A KNOWING AND INTENTIONAL VIOLATION OF THE COASTAL ACT AND MAY RESULT IN FORMAL ENFORCEMENT ACTION BY THE COMMISSION.

THIS FORMAL ACTION COULD INCLUDE A RECORDATION OF A NOTICE OF VIOLATION ON YOUR PROPERTY PURSUANT TO SECTION 30812; THE ISSUANCE OF A CEASE AND DESIST ORDER AND/OR RESTORATION ORDER; AND/OR A CIVIL LAWSUIT, WHICH MAY RESULT IN THE IMPOSITION OF MONETARY PENALTIES, INCLUDING DAILY PENALTIES OF UP TO \$15,000 PER VIOLATION PER DAY UNDER SECTION 30820(B), AND OTHER

² Please note that conditions of Emergency Coastal Development Permit (5-11-143-G) and Emergency Coastal Development Permit No. 5-10-179-G required the submittal of a CDP application within 60 days of issuance of each permit, respectively. The TEHOA failed to submit these applications in a timely manner in violation of those permits. The issuance of this Emergency Coastal Development Permit No. 5-11-309-G in no way provides a release from these violations.

³ Regardless of any after-the-fact approvals of development that had occurred without a Coastal Development Permit, the Commission may seek stipulated penalties pursuant to Section 9.0 of Consent Cease and Desist Order No. CCC-06-CD-12 for any violations of the Consent Cease and Desist Order.

Emergency CDP 5-11-309-G
Removal of Broken Branch, Tree-C35
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APPLICABLE PENALTIES AND OTHER RELIEF PURSUANT TO CHAPTER 9 OF
THE COASTAL ACT.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. As required by the conditions of this emergency permit, a Coastal Development Permit must be obtained to have the work become permanent development. A regular coastal development permit would be subject to all of the provisions of the California Coastal Act (and the City's LCP) and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages.

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

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: Local Planning Department

CALIFORNIA COASTAL COMMISSION

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



December 22, 2011

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: John Ainsworth, Deputy Director
Gary Timm, Coastal Program Manager
Charles Posner, Staff Analyst

Re: **Extension of Coastal Development Permit 5-90-789-E19 (601 Ocean Front Walk, Venice, City of Los Angeles).**

On November 8, 2011, the applicant (Boardwalk Sunset LLC) submitted a request to extend amended Coastal Development Permit 5-90-789 for an additional one-year period. Coastal Development Permit 5-90-789, originally approved by the Commission on November 10, 1991, and amended on October 14, 1994, permits the applicant to construct a two-story, 25-foot high, 14,536 square foot retail/fast food center with a 2,155 square foot exterior food service plaza and a 156-space subterranean parking garage at 601 Ocean Front Walk, Venice. The project site is currently vacant and used for private parking.

On December 2, 2011, the Commission's South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its December 8, 2011 Commission meeting in San Francisco.

On December 14, 2011, during the ten working-day period during which any person may object to the Executive Director's determination, the South Coast District Office received one letter objecting to the permit extension request (See attached letter).

The Executive Director has concluded that the objection letter does not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letter. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit.

In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit 5-90-789 to November 10, 2012, one year from the previous date of expiration, and nineteen years from the date of the original approval.

Murray O. Kane
511 Ocean Front Walk, Apt 5
Venice CA 90291

December 13, 2011

RECEIVED
South Coast Region

DEC 14 2011

BY FAX AND FIRST CLASS MAIL

CALIFORNIA
COASTAL COMMISSION

Charles Lester
Executive Director
Charles R. Posner
Coastal Program Analyst
California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802

Re: Notice of Extension Request for Coastal Development Permit
5-90-789-E19 601 Ocean Front Walk
Written Objection of Murray O. Kane

Dear Messrs Lester and Posner:

This is a written objection to any extension of the above-referenced Coastal Development Permit. This is in furtherance to a telephonic objection made by voice message at your office and again during a telephonic conversation with Mr. Posner. The voice message was initiated by me immediately upon my receipt of the Notice and the telephone conversation was initiated by Mr. Posner in response to my voice-mail. Your cooperation is appreciated.

I am a tenant residing at the above-referenced address and am adversely affected by any extension, particularly without even the benefit of a public hearing.

Grounds for Written Objection:

1. Changed Circumstances
2. The extension is not immaterial
3. The goals and objectives of the Coastal Act are not met by this action.

Changed Circumstances: In the 20 years that have elapsed since this controversial permit was granted, including significantly changed economic needs, gentrification, expansion

Charles Lester, Executive Director
Charles R. Posner, Coastal Program Analyst
December 13, 2011
Page 2

of homelessness, loss of coast access, loss of needed parking for access, etc. It's time for a new hearing.


Material Extension: For the reasons stated above this extension cannot be considered immaterial and requires a public hearing.

Goals and Objectives of the Coastal Act: The changed circumstances cited above require additional review of whether important goals and objectives of the Coastal Act, including coastal access to those of all economic levels.

Respectfully submitted

Original Signed By
(Signature on File)

Murray O. Kane



CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT

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



January 3, 2012

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Los Angeles County Department Of Beaches
And Harbors, Attn: Charlotte Miyamoto**

has applied for a one year extension of Permit No: **5-07-210-E3**

granted by the California Coastal Commission on: November 15, 2007

for **Rehabilitate and convert existing manually operated tide gate to an automated and electronically controlled system, and install trash rack.**

at **Marina Way And Grand Canal, Marina Del Rey (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,
CHARLES LESTER
Executive Director

Original Signed By
(Signature on File)

By: **AL/PADILLA**
Coastal Program Analyst

cc: Local Planning Dept.

Los Angeles Co. Dept. Of Public Works, Attn: David Howard