

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

**Th10**

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

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 11, 2012

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Senior Deputy Director, (Los Angeles 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 October 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.

DE MINIMIS WAIVERS

1. 5-12-181-W Donovan & Lisa Scott (Pacific Palisades, Los Angeles County)
2. 5-12-201-W 607 Via De La Paz, Llc, Attn: C/O Derek Baak (Pacific Palisades, Los Angeles County)
3. 5-12-205-W George Shakiban (Pacific Palisades, Los Angeles County)
4. 5-12-206-W Christopher Toll (Venice, City Of Los Angeles, Los Angeles County)
5. 5-12-207-W Mr. Robert L. Teer (Hermosa Beach, Los Angeles County)
6. 5-12-222-W 404 Grand Venice, Llc (Belal Al-Shawe) (Venice, City Of Los Angeles, Los Angeles County)
7. 5-12-230-W I M Homes Investments Llc, Attn: Itay Mevorakh (Pacific Palisades, Los Angeles County)
8. 5-12-253-W Scott Saunders (Venice, City Of Los Angeles, Los Angeles County)

IMMATERIAL AMENDMENTS

1. A-5-PPL-03-465-A1 Ymca Of Metropolitan Los Angeles, Attn: Ms. Carol Pfannkuche, Branch Executive Director (Pacific Palisades, Los Angeles County)

TOTAL OF 9 ITEMS

DETAIL OF ATTACHED MATERIALS**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
5-12-181-W Donovan & Lisa Scott	Addition of 628 square feet to an existing 3,240 square foot two-story single-family residence and construction of a deck and swimming pool with retaining wall.	16886 W. Charmel Ln., Pacific Palisades (Los Angeles County)
5-12-201-W 607 Via De La Paz, Llc, Attn: C/O Derek Baak	Demolition of existing single family house and detached garage. Construction of a new two story family house and attached garage and filling of existing pool.	607 Via De La Paz, Pacific Palisades (Los Angeles County)
5-12-205-W George Shakiban	Demolition of an existing single-family residence and construction of a 28 foot high, two-story, 4,514 square foot single-family residence, with attached two-car garage.	17060 W. Liverno Dr., Pacific Palisades (Los Angeles County)
5-12-206-W Christopher Toll	Major remodel and addition of a second floor onto an existing one-story, 1,076 square foot single family residence on a 4,500 square foot lot, resulting in a two-story, 26-foot high, 2,547 square foot single-family residence. Includes the addition of a 21-foot high, 360 square foot second floor recreation room above the existing detached two-car garage.	2900 Sanborn Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-207-W Mr. Robert L. Teer	Demolition of one unit of an existing two unit detached duplex and construction of a new 2,401 sq. ft., 30' high detached unit, resulting in a 4,509 sq. ft. two unit detached duplex.	125 Monterey Blvd, Hermosa Beach (Los Angeles County)
5-12-222-W 404 Grand Venice, Llc (Belal Al-Shawe)	Demolition of a one-story, 883 square foot single-family residence on a 2,440 square foot lot, and construction of a three-story, 35-foot high, 3,159 square foot single-family residence with an attached two-car garage.	404 Grand Blvd., Venice, City Of Los Angeles (Los Angeles County)
5-12-230-W I M Homes Investments Llc, Attn: Itay Mevorakh	Demolition of an existing single-family residence and construction of a 28 foot high, two-story with basement, 5,345 square foot single-family residence, with attached two-car garage, and swimming pool.	407 Via De La Paz, Pacific Palisades (Los Angeles County)
5-12-253-W Scott Saunders	Demolition of a one-story, 1,844 square foot single-family residence on a 5,043 square foot lot, and construction of a two-story, 25-foot high, 2,227 square foot single-family residence with a swimming pool and detached two-car garage.	825 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)

REPORT OF IMMATERIAL AMENDMENTS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
A-5-PPL-03-465-A1 Ymca Of Metropolitan Los Angeles, Attn: Ms. Carol Pfannkuche, Branch Executive Director	Replacement of a seasonal chain link fence with a permanent park-like and rustic fence on or near the property perimeter, using wood and welded wire. The fence plan has been approved by the pacific palisades Community Council, Councilman Rosendahl's office and the Santa Monica Mountains Conservancy, whose property is adjacent.	15551 Sunset Blvd, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



September 28, 2012

Vertoch Design Architects
1423 Cloverfield Blvd., Unit A
Santa Monica, CA 90404

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

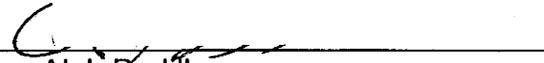
Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If,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

WAIVER#: 5-12-181**APPLICANT:** Donovan & Lisa Scott**LOCATION:** 16886 W. Charmel Lane, Pacific Palisades**PROPOSED DEVELOPMENT:** Addition of 628 square feet to an existing 3,240 square foot two-story single-family residence and construction of a deck and swimming pool with retaining wall.

RATIONALE: The project site is over one mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development and will not have a significant visual impact from any public area. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their October 10-12, 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.

CHARLES LESTER
Executive Director

by: 
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 24, 2012

Derek Baak
649 Jacon Way
Pacific Palisades, CA 90272

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

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

WAIVER#: 5-12-201

APPLICANT: 607 Via De La Paz, Llc

LOCATION: 607 Via De La Paz, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 4,783 square foot single-family residence, with attached two-car garage. Existing swimming pool will be filled in.

RATIONALE: The project site is less than a 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-1939-AIC from the City of Los Angeles Planning Department (7/18/12). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

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CHARLES LESTER
Executive Director

by: Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 24, 2012

Terry Wetzel
23945 Calabasas Rd., #101
Calabasas, CA 91302

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

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WAIVER#: 5-12-205

APPLICANT: Nevada Concord Llc.

LOCATION: 17060 W. Liverno Dr., Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 28 foot high, two-story, 4,514 square foot single-family residence, with attached two-car garage.

RATIONALE: The project site is less than a 1/4 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-1784-AIC from the City of Los Angeles Planning Department (7/23/12). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

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CHARLES LESTER
Executive Director

by: 

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 25, 2012

Marcelo Federico Ciccone
1540 North Curson Avenue
Los Angeles, CA 90046

**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: 5-12-206

APPLICANT: Christopher Toll

LOCATION: 2900 Sanborn Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Major remodel and addition of a second floor onto an existing one-story, 1,076 square foot single family residence on a 4,500 square foot lot, resulting in a two-story, 26-foot high, 2,547 square foot single-family residence. Includes the addition of a 21-foot high, 360 square foot second floor recreation room above the existing detached two-car garage.

RATIONALE: The proposed project, which is located within 300 feet of Grand Canal in the "Dual Permit" area, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-2072-VSO, 8/2/12) and is consistent with the R1-1 zoning designation and the surrounding land uses. The single-family residence conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for structures in Southeast Venice. Adequate on-site parking is provided for the single-family residence: a two-car garage, plus parking on the existing driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,500 square feet of permeable area will be maintained on the 4,500 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 **October 11, 2012 meeting in Oceanside** 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

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



9/24/2012

Robert L Teer
1640 S. Pacific Coast Highway
Redondo Beach, CA 90277

**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#: 5-12- 207-W

APPLICANT: Robert L. Teer

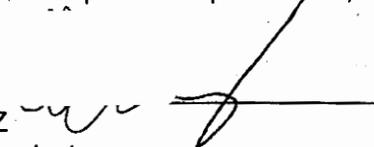
LOCATION: 125 Monterey Blvd, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of one unit of an existing two unit detached duplex and construction of a new 2,401 sq. ft., 30' high detached unit, resulting in a 4,509 sq. ft. two unit detached duplex.

RATIONALE: The subject lot is a 3,000 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Five parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards Permeable landscaped areas, permeable concrete, and a filter system for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **October 10-12, 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.

CHARLES LESTER
Executive Director

by: 
JOHN DEL ARROZ
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



September 21, 2012

Carl Smith, William Adams Architects
670 Moulton Avenue, #5
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: 5-12-222 **APPLICANT:** 404 Grand Venice, LLC (Belal Al-Shawe)

LOCATION: 404 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 883 square foot single-family residence on a 2,440 square foot lot, and construction of a three-story, 35-foot high, 3,159 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-2105-VSO-MEL, 8/6/12) and is consistent with the R1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the proposed single-family residence: a two-car garage 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 (764 square feet of permeable area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 11, 2012 meeting in Oceanside** 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

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



September 24, 2012

Arron Coppelson
2719 Angelo Drive
Los Angeles, CA 90077

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#: 5-12-230

APPLICANT: IM Homes Investments Llc.

LOCATION: 407 Via De La Paz, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 28 foot high, two-story with basement, 5,345 square foot single-family residence, with attached two-car garage, and swimming pool.

RATIONALE: The project site is less than a 1/4 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-2292-AIC from the City of Los Angeles Planning Department (8/23/12). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their October 10-12, 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.

CHARLES LESTER
Executive Director

by: Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



September 26, 2012

Erik Albrightson – Minarc Architects
2324 Michigan Avenue
Santa Monica, CA 90404

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

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

WAIVER: 5-12-253

APPLICANT: Scott Saunders

LOCATION: 825 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,844 square foot single-family residence on a 5,043 square foot lot, and construction of a two-story, 25-foot high, 2,227 square foot single-family residence with a swimming pool and detached two-car garage.

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-2012-2366, 8/31/12) 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 (approximately 2,000 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 11, 2012 meeting in Oceanside** 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

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



A-5-PPL-03-465-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: September 27, 2012
SUBJECT: Permit No.A-5-PPL-03-465 granted to YMCA for:

Subdivision of an existing 56.78 acre parcel into two parcels and placement of two trailers, portable restrooms, and storage containers on a seasonal basis, installation of a chain link fence on a season basis, and the operation of an annual retail sales facility for the sale of Christmas trees between December 1st and 25th and annual retail sales of Halloween pumpkins between October 15 and 31st, and operation of a youth day camp.

PROJECT SITE: 15601 Sunset Boulevard, Pacific Palisades City of Angeles (County of Los Angeles)

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):

Construction of approximately 1,133 linear feet of permanent fence along perimeter of property to replace temporary chain-link fence. New fence will be 5 feet high and consist of wooden posts, with top and bottom rails, and 2"x2" grid wire mesh; and new wooden 3 foot high x 8 foot long, double post, identity sign, raised approximately 8 feet above grade, will be installed along the southwest corner of the property.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed fence will be for security and safety of the day and summer camp participants and will not interfere with public access along any of the public pedestrian easements and walkways that lead into the adjacent parklands, as approved under the original permit. The fence is designed as a rustic fence with an open design to be compatible with the surrounding area. The fence, or the identity sign, will not have an adverse visual impact on coastal resources. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

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