

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

**TH 26**

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

*For the
November Meeting of the California Coastal
Commission*

MEMORANDUM

Date: November 15, 2012

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District 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 November 15, 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. 5-12-175-W Maura & Mark Rampolla (Torrance, Los Angeles County)
2. 5-12-231-W Janet Wilson (Venice, City Of Los Angeles, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-12-237-W Robert Korb (Redondo Beach, Los Angeles County)
2. 5-12-247-W Craig Casner (Hermosa Beach, Los Angeles County)
3. 5-12-248-W City Of Los Angeles Department Of Transportation, Attn: Ms. Michelle Mowery (Venice, City Of Los Angeles, Los Angeles County)
4. 5-12-249-W City Of Los Angeles Dept. Of Transportation, Attn: Michelle Mowery (Venice, City Of Los Angeles, Los Angeles County)
5. 5-12-250-W City Of Los Angeles Department Of Transportation, Attn: Michelle Mowery (Venice, City Of Los Angeles, Los Angeles County)
6. 5-12-251-W Peter Tontono & Jennifer Gandin (Pacific Palisades, Los Angeles County)
7. 5-12-252-W Bradley & Shawna Knyal (Pacific Palisades, Los Angeles County)
8. 5-12-257-W R H B S, Inc. 401K, Attn: Attn: Richard Hirschfield (Venice, City Of Los Angeles, Los Angeles County)
9. 5-12-265-W City Of Los Angeles, Attn: Councilmember Bill Rosendahl (Venice, City Of Los Angeles, Los Angeles County)
10. 5-12-287-W Boylston Equity Partners Llc (San Pedro, Los Angeles County)

EMERGENCY PERMITS

1. 5-12-276-G City Of Los Angeles, Attn: Mr. William Jones (San Pedro, 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>
5-12-175-W Maura & Mark Rampolla	Internal and external remodel, installation of a new roof, and addition of 134 square feet to an existing 3696 sq. ft. single family residence, resulting in a 3,830 square feet single family residence. Installation of a new spa with leak detection system and double-walled liner is also proposed.	511 Paseo De La Playa, Torrance (Los Angeles County)
5-12-231-W Janet Wilson	Major interior/exterior remodel and 865 square foot addition to the third floor of an existing three-story duplex, resulting in a 29.5-foot high, 3,957 square foot duplex (including the existing 495 square foot garage). Four-on-site parking spaces are provided.	17-19 Lighthouse Street, Venice, City Of Los Angeles (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-237-W Robert Korb	Change in intensity of use from 6 residential units to 5 residential units, interior and exterior remodel, and installation of new deck, pool, spa, 3 pool cabana structures, landscape retaining walls, patio area, and drought tolerant landscaping. No change to height or footprint of the existing structure is proposed.	300 Paseo Del La Playa, Redondo Beach (Los Angeles County)
5-12-247-W Craig Casner	Demolition of the existing single family residence and construction of a new three unit condominium complex with two detached 30' high structures, with a total gross square footage of 7,153 sq. ft. Landscaping consists of drought-tolerant, non-invasive species.	162 Monterey Blvd., Hermosa Beach (Los Angeles County)
5-12-248-W City Of Los Angeles Department Of Transportation, Attn: Ms. Michelle Mowery	Installation of a 3.5-foot tall public bicycle corral (for parking up to eighteen bicycles) in a 34-foot long segment of the public right-way currently used for public curb-side vehicular parking, and replace "Two Hour Parking" signs with "Bicycle Parking" signs.	1201 Abbot Kinney Blvd (In the public right-of-way), Venice, City Of Los Angeles (Los Angeles County)
5-12-249-W City Of Los Angeles Dept. Of Transportation, Attn: Michelle Mowery	Installation of two 3.5-foot tall public bicycle corrals (for parking up to twelve bicycles each) in two segments of the public right-way (28 feet and 38 foot long) currently used as public curb-side vehicular parking, and post four new "Bicycle Parking" signs.	512 & 519 Rose Avenue (In the public right-of-way), Venice, City Of Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-12-250-W City Of Los Angeles Department Of Transportation, Attn: Michelle Mowerv	Installation of a 3.5-foot tall public bicycle corral (for parking up to twelve bicycles) in a 24-foot long segment of the public right-way currently used as a Passenger Loading Zone, post two new "Bicycle Parking" signs, and convert another adjacent 24-foot long segment of public curb-side vehicular parking to a white-curb Passenger Loading Zone.	1427 Abbot Kinney Blvd. (In the public right-of-way), Venice, City Of Los Angeles (Los Angeles County)
5-12-251-W Peter Tontono & Jennifer Gandin	Demolition of an existing single-family residence and construction of a 30'-6" high, two-story, 4,357 square foot single-family residence, with detached two-car garage.	520 Swarthmore Ave, Pacific Palisades (Los Angeles County)
5-12-252-W Bradley & Shawna Knyal	Demolition of an existing single-family residence and construction of a 29' high, two-story, 4,933 square foot single-family residence, with two-car garage.	398 Alma Real Drive, Pacific Palisades (Los Angeles County)
5-12-257-W R H B S, Inc. 401K, Attn: Attn: Richard Hirschfield	Construction of a two-story, 25-foot high, 2,696 square foot single-family residence with an attached one-car garage on a vacant 4,200 square foot lot.	1005 Pleasant View Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-265-W City Of Los Angeles, Attn: Councilmember Bill Rosendahl	Installation of a nine square foot (3'x 3'), 9.5-foot tall memorial marker (a granite obelisk with an official city memorial plaque) commemorating the April 25, 1942 start of the internment of persons of Japanese ancestry (pursuant to Executive Order 9066 and Civilian Exclusion Order No. 7) living in the Venice, Santa Monica and Malibu communities. Four informational signs will be attached to existing poles near the memorial.	2305 Lincoln Boulevard (Northeast corner of intersection of Lincoln Boulevard and Venice Boulevard), Venice, City Of Los Angeles (Los Angeles County)
5-12-287-W Boylston Equity Partners Llc	Construction of a two-story, 24'-4" high, 3,228 square foot, residential duplex with an attached two-car garage and two uncovered parking spaces on a 5,000 square foot vacant lot.	458 W. 18th Street, San Pedro (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>
5-12-276-G City Of Los Angeles, Attn: Mr. William Jones	Landslide needs to be stabilized to protect life & property.	Paseo Del Mar, San Pedro (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



11/1/2012

Obelisk Architects
Nagy Bakhoun
3800 Pacific Coast Highway
Torrance, CA 90505

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#: 5-12-175-W**APPLICANT: Mark and Maura Rampolla****LOCATION:** 511 Paseo De La Playa, Torrance, Los Angeles County

PROPOSED DEVELOPMENT: Internal and external remodel, installation of a new roof, and addition of 134 square feet to an existing 3696 sq. ft. single family residence, resulting in a 3,830 square feet single family residence. Installation of a new spa with leak detection system and double-walled liner is also proposed.

RATIONALE: The subject lot is a 22,396 sq. ft. blufftop lot. The proposed project has been approved in concept by the City of Torrance. 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 **November 14-15, 2012** meeting. If three (3) 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



October 25, 2012

Peter Banda – Banda Engineering
1930 W. Glenoaks Boulevard
Glendale, CA 91201

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 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: 5-12-231

APPLICANT: Janet Wilson Trust

LOCATION: 17-19 Lighthouse Street, Venice, City of Los Angeles, County of Los Angeles.

PROPOSED DEVELOPMENT: Major interior/exterior remodel and 865 square foot addition to the third floor of an existing three-story duplex, resulting in a 29.5-foot high, 3,957 square foot duplex (including the existing 495 square foot garage). Four-on-site parking spaces are provided.

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (within 300 feet of the beach), has been approved by the City of Los Angeles Planning Department (Case #DIR2012-2252, 8/20/12) and is consistent with the R3-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in an internal floor area increase greater than ten percent of the existing building's floor area (Ca. Regs. Sec. 13253). The proposed project is consistent with the 35-foot height limit for the Marina Peninsula area of Venice and adequate on-site parking is provided: a two-car garage and two carport stalls, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of existing permeable landscaped areas on the site (approximately 500 square feet on the 3,150 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 **November 15, 2012 meeting in Santa Monica**. If three (3) 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



11/1/2012

Nagy Bakhoun
3000 Pacific Coast Highway,
Torrance, CA 90505

**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#: 5-12-237-W

APPLICANT: Robert Korb

LOCATION: 300 Paseo De La Playa, Torrance, Los Angeles County

PROPOSED DEVELOPMENT: Change in intensity of use from 6 residential units to 5 residential units, interior and exterior remodel, and installation of new deck, pool, spa, 3 pool cabana structures, landscape retaining walls, patio area, and drought tolerant landscaping. No change to height or footprint of the existing structure is proposed.

RATIONALE: The subject lot is a 8,689 sq. ft. inland lot. The proposed project has been approved in concept by the City of Torrance and has approved encroachment of landscape improvements within the public right of way. Sixteen parking spaces are provided on site, exceeding 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 **November 14-16, 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



10/25/2012

Subtec
5147 W. Rosecrans Ave
Hawthorne, CA 90250

**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- 247-W

APPLICANT: Craig Casner

LOCATION: 162 Monterey Blvd, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new three unit condominium complex with two detached 30' high structures, with a total gross square footage of 7153 sq. ft. Landscaping consists of drought tolerant, non-invasive species.

RATIONALE: The subject lot is a 5,059 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. Six parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable concrete and infiltration catch basins 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 **November 14-16, 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



October 25, 2012

Michelle Mowery, Senior Bicycle Coordinator
City of Los Angeles Department of Transportation
100 S. Main Street, 9th Floor
Los Angeles, CA 90012

**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: 5-12-248

APPLICANT: City of Los Angeles

LOCATION: 1201 Abbot Kinney Boulevard (in the public right-of-way), Venice, City of Los Angeles.

PROPOSED DEVELOPMENT: Installation of a 3.5-foot tall public bicycle corral (for parking up to eighteen bicycles) in a 34-foot long segment of the public right-way currently used for public curb-side vehicular parking, and replace "Two Hour Parking" signs with "Bicycle Parking" signs.

RATIONALE: The project site is on public property (the street) located one-half mile inland of the beach. The proposed project, which will replace two public parking spaces on the street, will provide a secure public rack for parking up to eighteen bicycles. According to the City of Los Angeles Department of Transportation, the proposed bicycle corral is needed to accommodate increasing demand for secure bicycle parking areas along this popular commercial boulevard. The proposed project is expected to reduce the competition for the limited number of public parking spaces by encouraging more visitors and employees to use bicycles instead of cars. The proposed project does not: a) obstruct a significant view to or along the coast; 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 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 **November 15, 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.

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



October 25, 2012

Michelle Mowery, Senior Bicycle Coordinator
City of Los Angeles Department of Transportation
100 S. Main Street, 9th Floor
Los Angeles, CA 90012

**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: 5-12-249

APPLICANT: City of Los Angeles

LOCATION: 512 & 519 Rose Avenue (in the public right-of-way), Venice, City of Los Angeles.

PROPOSED DEVELOPMENT: Installation of two 3.5-foot tall public bicycle corrals (for parking up to twelve bicycles each) in two segments of the public right-way (28 feet and 38 foot long) currently used as public curb-side vehicular parking, and post four new "Bicycle Parking" signs.

RATIONALE: The project site is on public property (the street) located about one-half mile inland of the beach. The proposed project, which will replace four public parking spaces on the street, will provide secure public racks for parking up to twenty-four bicycles. According to the City of Los Angeles Department of Transportation, the proposed bicycle corrals are needed to accommodate increasing demand for secure bicycle parking areas in this popular commercial area. The proposed project is expected to reduce the competition for the limited number of public parking spaces by encouraging more visitors and employees to use bicycles instead of cars. The proposed project does not: a) obstruct a significant view to or along the coast; 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 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 **November 15, 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.

CHARLES LESTER
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



October 25, 2012

Michelle Mowery, Senior Bicycle Coordinator
City of Los Angeles Department of Transportation
100 S. Main Street, 9th Floor
Los Angeles, CA 90012

**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: 5-12-250

APPLICANT: City of Los Angeles

LOCATION: 1427 Abbot Kinney Boulevard (in the public right-of-way), Venice, City of Los Angeles.

PROPOSED DEVELOPMENT: Installation of a 3.5-foot tall public bicycle corral (for parking up to twelve bicycles) in a 24-foot long segment of the public right-way currently used as a Passenger Loading Zone, post two new "Bicycle Parking" signs, and convert another adjacent 24-foot long segment of public curb-side vehicular parking to a white-curb Passenger Loading Zone.

RATIONALE: The project site is on public property (the street) located one-half mile inland of the beach. The proposed project, which will replace two public parking spaces on the street, will provide a secure public rack for parking up to twelve bicycles. According to the City of Los Angeles Department of Transportation, the proposed bicycle corral is needed to accommodate increasing demand for secure bicycle parking areas along this popular commercial boulevard. The proposed project is expected to reduce the competition for the limited number of public parking spaces by encouraging more visitors and employees to use bicycles instead of cars. The proposed project does not: a) obstruct a significant view to or along the coast; 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 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 **November 15, 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.

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



October 29, 2012

Structure Development Group
21101 Oxnard Street
Woodland Hills, 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#: 5-12-251**APPLICANT:** Peter Tontono & Jennifer Gandin**LOCATION:** 520 Swarthmore Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 30'-6" high, two-story, 4,357 square foot single-family residence, with detached two-car garage.

RATIONALE: The project site is over 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-2012-2196-AIC from the City of Los Angeles Planning Department (8/14/12). 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 November 13-16, 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.

by: _____

CHARLES LESTER
Executive Director

Al J. Paulina
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



October 29, 2012

Structure Development Group
21101 Oxnard Street
Woodland Hills, CA 91367

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#: 5-12-252**APPLICANT:** Bradley & Shawna Knyal**LOCATION:** 398 Alma Real Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 29' high, two-story, 4,933 square foot single-family residence, with two-car garage.

RATIONALE: The project site is over 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-2012-2190-AIC from the City of Los Angeles Planning Department (8/14/12). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan and is not a canyon rim lot. 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 November 13-16, 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



October 25, 2012

Richard Hirschfield – RHBS, Inc.
P. O. Box 5718
Santa Monica, CA 90409

**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: 5-12-257 **APPLICANT:** RHBS, Inc. 401 (K) Profit Sharing Plan Trust

LOCATION: 1005 Pleasant View Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 25-foot high, 2,696 square foot single-family residence with an attached one-car garage on a vacant 4,200 square foot lot.

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-2012-2450, 9/11/12) 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 (one-car garage and carport). 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 1,400 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 **November 15, 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.

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



October 25, 2012

Len Nguyen, City of Los Angeles 11th Council District
200 N. Spring Street, Room 415
Los Angeles, CA 90012

**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: 5-12-265

APPLICANT: City of Los Angeles

LOCATION: 2305 Lincoln Boulevard (the northwest corner of the intersection of Lincoln Boulevard and Venice Boulevard), Venice, City of Los Angeles.

PROPOSED DEVELOPMENT: Installation of a nine square foot (3'x 3'), 9.5-foot tall memorial marker (a granite obelisk with an official city memorial plaque) commemorating the April 25, 1942 start of the internment of persons of Japanese ancestry (pursuant to Executive Order 9066 and Civilian Exclusion Order No. 7) living in the Venice, Santa Monica and Malibu communities. Four informational signs will be attached to existing poles near the memorial.

RATIONALE: The project site is one mile inland of the beach. The proposed "Venice Japanese American Memorial Marker" has received approval from the City of Los Angeles City Council (Council File No. 10-1259, amended 9/12/2012). The proposed memorial will be installed in the sidewalk (on the public right-of-way) at the site of the Venice Processing Station where the internment of Japanese and Japanese Americans commenced on April 25, 1942; four and a half months after the Imperial Japanese Navy attacked the United States Naval Base at Pearl Harbor, Hawaii. The street corner sidewalk where the proposed memorial will be installed is more than twenty feet wide, so there will be no adverse effect on pedestrian use of the public walkway. The proposed project 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 **November 15, 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.

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



November 5, 21012

Gabriela Estefania Ontiveros
620½ N. Ave 65
Los Angeles, CA 90042

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#: 5-12-287

APPLICANT: Boylston Equity Partners, LLC.

LOCATION: 458 W. 18th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a two-story, 24'-4" high, 3,228 square foot, residential duplex with an attached two-car garage and two uncovered parking spaces on a 5,000 square foot vacant lot.

RATIONALE: The proposed project is over .25 miles from Cabrillo Beach and located in a developed residential neighborhood. The project is consistent with the character and scale of the area. A total of four parking spaces will be provided on site consistent with past Commission permit action. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their November 14-15, 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
cc: Commissioners/File

by: _____
Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

**EMERGENCY PERMIT**

DATE: October 31, 2012
EMERGENCY PERMIT: 5-12-276-G
APPLICANT: City of Los Angeles
LOCATION: 1600 S. Paseo Del Mar, San Pedro

EMERGENCY WORK PROPOSED: Interim slope stabilization of White Point landslide to include grading upper portion of headscarp to remove cracked and over-steepened slope along landslide edge; clear debris (asphalt paving, concrete, piping, utilities, etc.) from along edge of landslide and in graben (landslide depression); grade bottom of graben and install drain pipe and energy dissipation system to promote drainage so water does not collect in graben. Grading will include approximately 1,700 cubic yards of cut and 1,700 cubic yards of fill with 1,200 cubic yards of export. Construction will take approximately 60 days.

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 land movement creating a public safety hazard and potential for additional land movement 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
- (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: _____

Title: District Manager

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 for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 60 days of the date of this permit.
4. Within 90 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
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. OTHER: During construction the applicant shall incorporate appropriate measures to ensure that all construction equipment, materials, and debris do not adversely impact the marine environment.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act 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 incurred from storm waves.

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: County of Los Angeles Department of Public Works
County of Los Angeles Department of Boating and Harbors