

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

**W16**

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

*For the
December Meeting of the California Coastal
Commission*

MEMORANDUM

Date: December 12, 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 December 12, 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. 5-12-269-W Dale Heatherington (Long Beach, Los Angeles County)
2. 5-12-270-W 16007 Temecula Property St. Llc, Attn: Fountainhead (Pacific Palisades, Los Angeles County)
3. 5-12-278-W Robert Brunner & Bonnie Macleod (Hermosa Beach, Los Angeles County)
4. 5-12-291-W R And D Rose, L L C (Venice, City Of Los Angeles, Los Angeles County)
5. 5-12-300-W 653 Las Casas, L L C (Pacific Palisades, Los Angeles County)
6. 5-12-305-W Edward Barlow & Patrick Convey (Venice, City Of Los Angeles, Los Angeles County)
7. 5-12-321-W A C Assets L L C, Attn: Mr. Brandon Rullo (San Pedro, Los Angeles County)
8. 5-12-325-W Matthew & Malgorzata Cwietnia (Pacific Palisades, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-05-236-E6 Mrec Tramonto, L L C, Attn: Mr. David Schwartzman (Pacific Palisades, Los Angeles County)
2. 5-90-789-E20 Boardwalk Sunset L L C; (Venice, City Of Los Angeles, Los Angeles County)
3. 5-10-120-E1 Los Angeles County Department Of Public Works, Attn: David Howard (Pacific Palisades, Los Angeles County)

TOTAL OF 11 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.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-269-W Dale Heatherington	Replace framing rails and deck on an existing four-foot wide, 34-foot long private pier.	261 Bay Shore Avenue, Long Beach (Los Angeles County)
5-12-270-W 16007 Temecula Property St. Llc, Attn: Fountainhead	Demolition of an existing single-family residence and construction of a 28' high, two-story, 3,894 square foot single-family residence, with two-car garage.	16007 Temecula Street, Pacific Palisades (Los Angeles County)
5-12-278-W Robert Brunner & Bonnie Macleod	Demolition of the existing single family residence and construction of a new, 30' high, 4112 sq. ft. single family residence and 22 cubic yards of grading.	2434 Manhattan Ave., Hermosa Beach (Los Angeles County)
5-12-291-W R And D Rose, L L C	Demolition of a shed and construction of a two-story (with basement), 29.25-foot high, 3,398 square foot single-family residence with a detached 505-square foot garage on a 3,481 square foot lot. Approximately 370 cubic yards of dirt will be exported from the site.	665 Rose Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-300-W 653 Las Casas, L L C	Demolition of an existing single-family residence and construction of a 5,263 square foot, 2-story, 31 foot high single-family residence with an attached two-car garage.	653 N. Las Casas Ave., Pacific Palisades (Los Angeles County)
5-12-305-W Edward Barlow & Patrick Convey	Demolition of two 560 square foot single-family residences and a detached garage on a 4,099 square foot lot, and construction of two (2) two-story single-family residences. The 1,892 square foot single-family residence on the front of the lot is 24 feet high. The second (rear) unit is the 500 square foot second story of a detached 20.5-foot high two-car garage. Five on-site parking spaces are provided for the two residential units.	249 Rennie Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-321-W A C Assets L L C, Attn: Mr. Brandon Rullo	Construction of a 3,056 square foot, 2-story, 23-foot high duplex with two car garage and two open parking spaces, on a 5,000 square foot lot.	376 W. 15th Street, San Pedro (Los Angeles County)
5-12-325-W Matthew & Malgorzata Cwietnia	Demo sfr w/attached garage and pool. Packfill pool and crawl space of existing house.	14949 Corona Del Mar, Pacific Palisades (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-05-236-E6 Mrec Tramonto, L L C, Attn: Mr. David Schwartzman	As Amended: Approved 54 unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.	17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)
5-90-789-E20 Boardwalk Sunset L L C	Construction of commercial/retail building with 2 floors of subterranean parking.	601 Ocean Front Walk, Venice, City Of Los Angeles (Los Angeles County)
5-10-120-E1 Los Angeles County Department Of Public Works, Attn: David Howard	Demolition of existing deteriorated asphalt parking lot surface, removal of concrete slab and rubble shoreline protection, and timber pilings; and construction of a new parking lot, with 250 cubic yards of fill and repaving for 26 vehicles; an approximately 2,100 square foot viewing deck; landscaping; and approximately 640 linear foot vertical seawall with a top elevation of +15 feet, with a simulated rock-like finish.	17940 Pacific Coast Highway, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



November 27, 2012

Dale Heatherington
261 Bay Shore Avenue
Long Beach, CA 90803

**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: 5-12-269

APPLICANT: Dale Heatherington

LOCATION: 261 Bay Shore Avenue (Alamitos Bay), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Replace framing rails and deck on an existing four-foot wide, 34-foot long private pier.

RATIONALE: The proposed project, situated between Alamitos Bay's vertical seawall and the City Pierhead Line, is a repair of an existing residential boating facility with no adverse impacts to coastal access or coastal resources. The size and configuration of the existing pier, gangway and dock float will not be changed. The existing pier is supported by two concrete piles. No new piles are proposed or permitted. Eelgrass beds will not be disturbed, as there is no bottom disturbance proposed or permitted. The applicant has agreed to implement the recommended best management practices during construction in order to avoid any significant adverse effects on marine resources. The proposed project will not interfere with the public accessway and parkway that exists immediately inland of the seawall in this location. The proposed project has been approved by the City of Long Beach Marine Bureau. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the certified City of Long Beach Local Coastal Program (LCP), and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **December 12, 2012 meeting in San Francisco** 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



November 30, 2012

Richard Blumenberg
RLB Architecture
15200 Sunset Blvd., Suite 201
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#: 5-12-270

APPLICANT: 16007 Temecula Property St. LLC

LOCATION: 16007 Temecula Street, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 28' high, two-story, 3,894 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-2012-2598-AIC from the City of Los Angeles Planning Department (9/24/12). 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 December 12-14, 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. Paura
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



11/30/2012

Jeffrey A. Dahl, Architect
18681 Amalia Lane
Huntington Beach, CA 92648

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

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

WAIVER#: 5-12-278-W

APPLICANT: Robert Brunner + Bonnie Macleod

LOCATION: 2434 Manhattan Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 30' high, 4112 sq. ft. single family residence and 22 cubic yards of grading.

RATIONALE: The subject lot is a 3002 sq. ft. inland lot designated as Medium Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Three parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards landscaped areas and a dry-well, 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 **Dec. 12-14, 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

A handwritten signature in black ink, appearing to read "John Del Arroz", written over a horizontal line.

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



November 26, 2012

Yomar De la Vega
665 Rose Avenue
Venice, CA 90291

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

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

WAIVER: 5-12-291 **APPLICANT:** R and D Rose, LLC

LOCATION: 665 Rose Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a shed and construction of a two-story (with basement), 29.25-foot high, 3,398 square foot single-family residence with a detached 505-square foot garage on a 3,481 square foot lot. Approximately 370 cubic yards of dirt will be exported from the site.

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-2012-2878, 10/18/12). The project site has a C4-1 zoning designation (Community Commercial), which allows residential uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided: three spaces in a detached garage, which is 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 430 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 **December 12, 2012 meeting in San Francisco** 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



December 3, 2012

Brooke Bennan
2908 Nebraska Ave
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#: 5-12-300 **APPLICANT:** 653 Las Casas, LLC


LOCATION: 653 N. Las Casas Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 5,264 square foot, 2-story, 31 foot high single-family residence with an attached two-car garage.

RATIONALE: The project site is over 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-2012-2844-AIC from the City of Los Angeles Planning Department. 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 December 12-14, 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



November 28, 2012

Robert Thibodeau, DU Architects
529 California Avenue
Venice, CA 90291

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

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

WAIVER: 5-12-305 **APPLICANTS:** Edward Barlow & Patrick Convey

LOCATION: 249 Rennie Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of two 560 square foot single-family residences and a detached garage on a 4,099 square foot lot, and construction of two (2) two-story single-family residences. The 1,892 square foot single-family residence on the front of the lot is 24 feet high. The second (rear) unit is the 500 square foot second story of a detached 20.5-foot high two-car garage. Five on-site parking spaces are provided for the two residential units.

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-2012-2975, 10/25/12) and is consistent with the RD2-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice, and the proposed two residential units conform to the Commission's density limit for the site. Adequate on-site parking is provided: five spaces (two-car garage and three uncovered spaces), all accessed from alleys. 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 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 **December 12, 2012 meeting in San Francisco** 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



December 3, 2012

Mr. Brandon Rullo
AC Assets LLC
13337 South Street, #134
Cerritos, CA 90703

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#: 5-12-321W

APPLICANT: AC Assets LLC

LOCATION: 376 W. 15th Street, San Pedro

PROPOSED DEVELOPMENT: Construction of a 3,056 square foot, 2-story, 23-foot high duplex with two car garage and two open parking spaces, on a 5,000 square foot lot.

RATIONALE: The proposed project is located over ¼ mile from the Los Angeles harbor in an established residential neighborhood consisting of a mix of single and multi-family residences. The project is consistent with the character and scale of the area. 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 December 12-14, 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



November 30, 2012

Mathew & Malgorzata Cwiertnia
14926 Altata Drive
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#: 5-12-325

APPLICANT: Mathew & Malgorzata Cwiertnia


LOCATION: 14949 Corona Del Mar, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and fill in crawl space and swimming pool. No new construction.

RATIONALE: The project site is on the in-land side of Corona del Mar on a flat lot, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-3158-AIC from the City of Los Angeles Planning Department. 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 or coastal bluff lot. The proposed project has been reviewed by the City's Building Department. 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 December 12-14, 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

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Long Beach, CA 90802-4302
(562) 590-5071



5-05-236-E6

REVISED

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

December 4, 2012

Notice is hereby given **Palisades Landmark, LLC** has applied for a one year extension of Coastal Development Permit No. **5-05-236**, granted by the California Coastal Commission on February 8, 2006.

for: **Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot in RD2-1 and RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.**

As Amended: Approved 54 unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.

at: **17331-17333 Tramonto Drive, Pacific Palisades**

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

By: AJ. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



November 30, 2012

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT 5-90-789-E20

Notice is hereby given that **Boardwalk Sunset, LLC** has applied for a one-year extension of **Coastal Development Permit 5-90-789**, granted by the California Coastal Commission on **November 10, 1991** and amended on **October 14, 1994** for:

Construction of commercial/retail building with 2 floors of subterranean parking. More specifically described in the permit and permit amendment application files.

At: **601 Ocean Front Walk, Venice, City of Los Angeles [Los Angeles County APN 4286-028-001].**

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

By: **Charles R. Posner**
Coastal Program Analyst

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



December 4, 2012

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Los Angeles County Department Of Public Works, Attn: David Howard**

has applied for a one year extension of Permit No: **5-10-120-E1**

granted by the California Coastal Commission on: December 15, 2010

for **Demolition of existing deteriorated asphalt parking lot surface, removal of concrete slab and rubble shoreline protection, and timber pilings; and construction of a new parking lot, with 250 cubic yards of fill and repaving for 26 vehicles; an approximately 2,100 square foot viewing deck; landscaping; and approximately 640 linear foot vertical seawall with a top elevation of +15 feet, with a simulated rock-like finish.**

at **17940 Pacific Coast Highway, Pacific Palisades (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

By: AL PADILLA
Coastal Program Analyst

cc: Local Planning Dept.

Transystems Corporation, Attn: Mr. Gilbert Conn