

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

**W9/W18**

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

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 8, 2012

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Deputy Director, (Los Angeles County)
Sherilyn Sarb, South Coast District Deputy Director, (Orange County)

SUBJECT: ***Deputy Director's Report***

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the February 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. 5-11-239-W Los Angeles County Dept. Of Beaches & Harbors, Attn: Mr. Robert Stassi, Planner (Marina Del Rey, Los Angeles County)
2. 5-11-244-W County Of Orange, Public Works, Attn: Nardy Khan (Huntington Beach, Orange County)
3. 5-11-290-W Mr. Robert Murphy (Newport Beach, Orange County)
4. 5-11-300-W City Of Los Angeles, Dept. Of Public Works, Bureau Of Eng., Attn: Mr. Ding Lee (Venice, City Of Los Angeles, Los Angeles County)
5. 5-12-001-W Mr. Steven Chang (Laguna Beach, Orange County)
6. 5-12-002-W Mr. Scott B. Macpherson (Los Angeles, Los Angeles County)
7. 5-12-004-W 477 25th St. Llc, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
8. 5-12-009-W 2782 Bayshore, Llc (Newport Beach, Orange County)
9. 5-12-010-W Mr. & Mrs. Dan & Chrise Sayer (San Clemente, Orange County)
10. 5-12-013-W John & Reegis Christian (Newport Beach, Orange County)
11. 5-12-015-W Nathan & Lindsay Hubbard (Pacific Palisades, Los Angeles County)
12. 5-12-016-W Kim Gordon (Venice, City Of Los Angeles, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-10-052-A1 County Of Los Angeles, Dept. Of Public Works, Attn: Mr. Paul Maselbas; L. A. County, Dept. Of Beaches & Habors, Attn: Mr. Mike Tripp (, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-05-236-E5 Palisades Landmark, Llc, Attn: Mr. Kevin Kahan (Pacific Palisades, Los Angeles County)
2. 5-06-481-E3 William Abbott (Venice, Los Angeles County)

<i>TOTAL OF 15 ITEMS</i>

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>
5-11-239-W Los Angeles County Dept. Of Beaches & Harbors, Attn: Mr. Robert Stassi, Planner	Demo and rebuild two wood view piers on the south jetty of Marina Del Rey.	South Jetty @ Harbor Entrance, Marina Del Rey (Los Angeles County)
5-11-244-W County Of Orange, Public Works, Attn: Nardy Khan	Drilling four geotechnical boreholes (8-inch diameter bore down to bedrock) and three soil samplings (two 4-inch diameter soil samples, one to two feet deep), some of which will be located in the waters of Bolsa Chica channel. The work is expected to be completed within a 5 to 6 day period.	In And Around Edinger Avenue Bridge In Bolsa Chica Channel And Adjoining Levees, In The Cities Of Seal Beach And Huntington Beach, Orange County, Huntington Beach (Orange County)
5-11-290-W Mr. Robert Murphy	Construction of a new 4,379 sq. ft., two-story, 28' tall, single-family residence including attached 3-car garage and landscape improvements on a bulkhead lot. Grading consisting of 811 cu. yd. cut/fill for site preparation. Glass rails at bay and on second story balcony to be treated to prevent bird strikes. No work proposed to existing dock system or bulkhead. Roof downspouts will be directed over drainage swales to permeable areas for maximum on site infiltration of surface runoff prior to discharge to the main storm drain system. Landscaping consists of drought tolerant, non-invasive plants is proposed.	1014 Polaris Drive, Newport Beach (Orange County)
5-11-300-W City Of Los Angeles, Dept. Of Public Works, Bureau Of Eng., Attn: Mr. Ding Lee	Repair the 4,300-foot long public access trail (Esplanade East) that runs along the East Bank of Ballona Lagoon, and replace the split-rail fence that runs along the waterside of the trail. The new 36-inch high fence will be in the same location as the existing fence.	East Bank Of Ballona Lagoon, From Via Marina To Grand Canal (Public-right-away along Ballona Lagoon (eastern bank) in the community of Venice.), Venice, City Of Los Angeles (Los Angeles County)
5-12-001-W Mr. Steven Chang	Demolition of existing one-story, 1,448 sq. ft. single-family residence with attached 500 sq. ft. subterranean garage and construction of new two-story 23' high (above finished grade) 2,996 sq. ft. single-family residence and 546 sq. ft. subterranean 2-car garage, new hardscape and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Grading consisting of 60 cubic yards of cut is proposed for the expanded subterranean garage.	3 North Vista De Catalina, Laguna Beach (Orange County)
5-12-002-W Mr. Scott B. Macpherson	Addition to SFR, garage converted to carport, new basement garage, hardscape improvements	283 Trino Way, Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-12-004-W 477 25th St. Llc, Attn: Kim Komick	Demolition of the existing duplex and construction of a new, 25 foot high, 4322 sq. ft. single family residence	477 25th Street, Hermosa Beach (Los Angeles County)
5-12-009-W 2782 Bayshore, Llc	Demolition of the existing single family residence and construction of a new, 29 foot high, 7,812 sq. ft. single family residence. Replacement of tiebacks and concrete deadmen for the existing bulkhead (to be retained).	2782 Bayshore Drive, Newport Beach (Orange County)
5-12-010-W Mr. & Mrs. Dan & Chrisse Sayer	Conversion of an existing duplex on a single lot into two (2) condominium units.	250 Via Rancho, San Clemente (Orange County)
5-12-013-W John & Reegis Christian	Demolition of an existing single family residence and construction of a new 3,812 sq. ft., three story, 29 foot high, single family residence including a roof deck and attached two-car garage, paved concrete courtyard, side yards and front patio; drainage improvements but no landscaping is proposed.	2157 East Ocean Blvd., Newport Beach (Orange County)
5-12-015-W Nathan & Lindsay Hubbard	Demo existing sfr. Construct new two-story sfr w/basement.	426 Swarthmore Ave., Pacific Palisades (Los Angeles County)
5-12-016-W Kim Gordon	Major renovation (demolition of more than fifty-percent of the structure) and enlargement of an existing two-story, 2,269 square foot single-family residence facing a walk street; resulting in a two-story, 28-foot high (with a 33-foot high roof access structure), 3,857 square foot single-family residence with an attached 190 square foot garage.	905 Nowita Place, 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>
5-10-052-A1 County Of Los Angeles, Dept. Of Public Works, Attn: Mr. Paul Maselbas L. A. County Dept. Of	Restoration of an area of disturbed Southern Dune Scrub of 500' x 3' located adjacent to the northernmost Dockweiler Beach public parking lot and directly adjacent to the bike path which will be temporarily impacted by construction activities.	Playa Del Rey, Los Angeles County

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-05-236-E5 Palisades Landmark, LLC, Attn: Mr. Kevin Kahan	Demolition of two apartment buildings and construction of a 61-unit condominium project in four (4) three-level and four (4) 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 RD-2-1 AND RE9-1 Zoned site; designated Low Medium II Residential and Low Residential in the Community office.	17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)
5-06-481-E3 William Abbott	Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement.	121 Catamaran Street, Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



January 20, 2012

Mr. Robert Stassi
Los Angeles County
Department of Beaches and Harbors
13837 Fiji Way
Marina del Rey, CA 90202

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

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

WAIVER#: 5-11-239**APPLICANT:** Los Angeles County Department of
Beaches and Harbors**LOCATION:** South Jetty at Harbor Entrance, Marina del Rey

PROPOSED DEVELOPMENT: Demolition and reconstruct in-kind two public view piers (platforms). The view piers measure approximately 16 feet by 24 feet with a 3.5 foot high railing around three sides. The view piers are cantilevered over the existing shoreline revetment forming the south jetty.

RATIONALE: The proposed project will consist of removing the exiting dilapidated cantilevered platforms and replacing the platforms in the same location. Work will be conducted from the top of the existing revetment and Best Management Practices will be implemented and all construction debris will be removed and disposed at a legal disposal site. Work will begin during the non-summer period to minimize temporary public access impacts along the jetty during construction. The proposed development will not adversely impact coastal resources, and will provide public access and public recreation opportunities, and is consistent with Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their February 8-10, 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 Original Signed By
(Signature on File)

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

January 24, 2012



Gary Medeiros
BonTerra Consulting
151 Kalmus Drive, Ste. E-200
Costa Mesa, CA 92626

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

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

WAIVER#: 5-11-244 **APPLICANT:** Orange County Public Works attn: Nardy Kahn

LOCATION: In and around Edinger Avenue Bridge in Bolsa Chica Channel and adjoining levees, in the Cities of Seal Beach and Huntington Beach, Orange County

PROPOSED DEVELOPMENT: Drilling four geotechnical boreholes (8-inch diameter bore down to bedrock) and three soil samplings (two 4-inch diameter soil samples, one to two feet deep), some of which will be located in the waters of Bolsa Chica channel. The work is expected to be completed within a 5 to 6 day period.

RATIONALE: The proposed work is necessary in developing an appropriate design for a future proposal to replace a structurally deficient bridge across the Bolsa Chica channel that provides access to Sunset Aquatic Park. According to the Biological Resources Report prepared by BonTerra Consulting dated 12/19/11, total project impacts to the bottom of the Bolsa Chica Channel due to the boring and soil sampling would be approximately 124.69 square inches within the channel bottom. These impacts will be temporary and the area will return to its previous condition on its own once the work is complete. The area was surveyed for eelgrass and caulerpa taxifolia and none was found within the project area. In addition, the geotechnical samplings on the levees and on Countess Drive will occur in barren, disturbed or developed (roadway) areas containing no sensitive habitat. All activities within the channel will be contained within the casing and coring tubes and so are not expected to create any measurable turbidity that could potentially impact aquatic resources. No aquatic vegetation was found in the coring areas, so no impacts to vegetation are anticipated. Section 30233 of the Coastal Act allows dredging in open coastal waters for incidental public service purposes. The proposed work is incidental to the continuation of the existing public roadway that crosses the existing bridge. The Edinger Avenue bridge provides the only public pedestrian and vehicular access to Sunset Aquatic Regional Park. The proposed work will require shut-down of one traffic lane for approximately 1-2 days, which will still retain use of the bridge by the public during that time. The portion of the proposed project located within Countess Drive and the south levee falls within the LCP jurisdiction of the City of Huntington Beach. The City has agreed to the processing of a single consolidated permit by the Coastal Commission. The project is not exempt because work will occur in the water. Further, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified Local Coastal Program, past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

Charles Lester
Executive Director
cc: Commissioners/File/

Karl Schwing
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



January 23, 2012

Kruger Kollin Architects
1350 Coronado Ave
Long Beach, CA 90804

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

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

WAIVER#: 5-11-290 **APPLICANT:** Robert Murphy

LOCATION: 1014 Polaris Drive, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new 4,379 sq. ft., two-story, 28' tall, single-family residence including attached 3-car garage and landscape improvements on a bulkhead lot. Grading consisting of 811 cu. yd. cut/fill for site preparation. Glass rails at bay and on second story balcony to be treated to prevent bird strikes. No work proposed to existing dock system or bulkhead. Roof downspouts will be directed over drainage swales to permeable areas for maximum on site infiltration of surface runoff prior to discharge to the main storm drain system. Landscaping consists of drought tolerant, non-invasive plants is proposed.

RATIONALE: The subject site is a 7,302 sq. ft. bay front bulkhead lot designated as medium density residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. Demolition of previous 2-story single family residence conducted under a previous CDP 5-11-186-W. The bulkhead is in good condition to support the proposed new landward development for the life of the project (50-75 years). The proposed project exceeds the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Public coastal access to Upper Newport Bay is available approximately a quarter mile north of the project site at Whitecliffs Drive. No development or construction access is proposed seaward of the bulkhead. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views; and will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 23, 2012

City of Los Angeles Dept. of Public Works
Attn: William Jones, Environmental Specialist
1149 S. Broadway. #600 - M.S. 939
Los Angeles, CA 90015

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

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

WAIVER: 5-11-300

APPLICANT: City of Los Angeles

LOCATION: East Bank of Ballona Lagoon between Via Marina and Grand Canal, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Repair the 4,300-foot long public access trail (Esplanade East) that runs along the East Bank of Ballona Lagoon, and replace the split-rail fence that runs along the waterside of the trail. The new 36-inch high fence will be in the same location as the existing fence.

RATIONALE: The public access trail that runs along the east bank of Ballona Lagoon is situated within the protective lagoon buffer strip, an Environmentally Sensitive Habitat Area (ESHA) that exists between the waters of the lagoon and the private residences inland of the buffer strip. The decomposed granite trail was improved, and a split rail fence was installed along the trail, over twenty years ago. Both the fence and trail are in need of repairs. The City proposes to make the necessary repairs to the decomposed granite trail, and to replace the fence in the same location. The trail alignment will not be altered. The new fence will be a three-foot high, environmentally friendly, weather resistant, sustainable wood-alternative fence with green vinyl-coated chain-link to protect the wetland. The existing native vegetation will be protected and no bird nests will be disturbed by the work, which will take about three weeks to complete. The proposed project will be beneficial to the ESHA and will enhance the natural habitat along this tidal waterway. The proposed project will not adversely affect public access, recreation or visual resources. The proposed 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 for the area.

This waiver will not become effective until reported to the Commission at its **February 8, 2012 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 23, 2012

Kamps Falcone Associates
5 Winterbranch
Irvine, CA 92604

**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 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#: 5-12-001 **APPLICANT:** Steven Chang

LOCATION: 3 North Vista de Catalina, Three Arch Bay, Laguna Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing one-story, 1,448 sq. ft. single-family residence with attached 500 sq. ft. subterranean garage and construction of new two-story 23' high (above finished grade) 2,996 sq. ft. single-family residence and 546 sq. ft. subterranean 2-car garage, new hardscape and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, excess overflow will be directed to the public storm drain system. Grading consisting of 60 cubic yards of cut is proposed for the expanded subterranean garage.

RATIONALE: The subject site is a 6,736 sq. ft. interior lot inland of Pacific Coast Highway and located within the existing locked gate community of Three Arch Bay, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Three Arch Bay, along with three other locked gate communities, was deferred certification due to public access issues. The area is zoned low-density residential by the City and the proposed project conforms to the permitted uses for a low-density zone. Public coastal access exists in the project vicinity at Thousand Steps Beach (approximately 1½ mile upcoast). The development is consistent with the Commission's typical parking requirement of two spaces per residential unit. The proposed landscaping plan provides non-invasive drought-tolerant plant species.

The proposed development will not prejudice the City's ability to prepare a certified Local Coastal Program for this area. Furthermore, the proposed development will not adversely impact coastal resources, public access, coastal views or public recreation opportunities, and is consistent with past Commission actions in the area, and the Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements a coastal development permit will be required.

CHARLES LESTER
Executive Director

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

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
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January 20, 2012

Vladimir Elmanovich
16987 Encino Hills Drive
Encino, CA 91436

**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#: 5-12-002**APPLICANT:** Mr. Scott B. Macpherson**LOCATION:** 283 Trino Way, Pacific Palisades, City of Los Angeles

PROPOSED DEVELOPMENT: Addition of 2,872 square feet to an existing 1,657 square foot single family residence, convert existing garage to carport and add new 574 square foot subterranean garage, two variable height retaining walls with a maximum height of 10 feet in rear yard, spa and trellis cover.

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-2011-3266-AIC from the City of Los Angeles Planning Department (12/21/11). 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 (i.e., public access and public recreation), 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 February 8-10, 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.

PETER DOUGLAS
Executive Director
cc: Commissioners/File

by: (Original Signed By
(Signature on File)

Al J. Padilla
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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1/24/2012

Srour & Assoc
Attn: Elizabeth Srour
1001 Sixth Street, Ste 110
Manhattan Beach, CA 90266

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

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

WAIVER#: 5-12-004-W**APPLICANT: 477 25th St LC****LOCATION: 477 25th Street, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 25' high, 4322 sq. ft. single family residence.

RATIONALE: The subject lot is a 3808 sq. ft. inland lot designated as Low 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 to landscaped and permeable areas and a drywell 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 **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

by: JOHN DEL ARROZ
Coastal Program Analyst

CHARLES LESTER
Executive Director

cc: Commissioners/File

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1/27/2012

Andrew Patterson
419 30th Street
Newport Beach, CA 92663

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

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

WAIVER#: 5-12-009-W

APPLICANT: 2782 Bayshore LLC

LOCATION: 2782 Bayshore Drive, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence, and construction of a new, 29' high, 7,812 sq. ft. single family residence. Replacement of tiebacks and concrete deadmen for the existing bulkhead (to be retained).

RATIONALE: The subject lot is a 5989 sq. ft. bayfront lot designated as Single Unit Residential in the City's Certified Land Use Plan. The subject site is located between the first public road (Coast Highway) and the sea because the subject site is located in the locked gate community of Bayshores. No public access currently exists through the site. However, the project will have no impacts on existing coastal access. Public access to the harbor exists upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed project has been approved in concept by the City of Newport Beach. The applicant has submitted a letter by William Simpson and Associates which states that the bulkhead will last for the life of the development once the proposed replacement of tiebacks and deadmen is performed. No other work to the bulkhead is proposed. Four parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff will be directed towards landscaped areas and infiltration trenches, 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 **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

by: KARL SCHWING
Supervisor Regulation and Planning

CHARLES LESTER
Executive Director

CALIFORNIA COASTAL COMMISSION

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



January 23, 2012

Dan Sayer
250 Via Rancho
San Clemente, CA 92672

**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#: 5-12-010

APPLICANT: Dan Sayer

LOCATION: 250 Via Rancho, San Clemente, Orange County

PROPOSED DEVELOPMENT: Conversion of an existing duplex on a single lot into two (2) condominium units.

RATIONALE: The subject site is 6,472 square foot inland lot designated Residential Medium Density (RM) in the certified City of San Clemente Land Use Plan (LUP). The proposed development consists of a conversion of a duplex into two (2) condominium units as approved by the City of San Clemente Tentative Parcel Map 2011-118. Authorization for construction of any new single or two-family residences on the lot is provided under City of San Clemente Categorical Exclusion Order E-82-1, adopted by the Commission in 1982. However, the subdivision of land is not allowed under Categorical Exclusion E-82-1, therefore Commission approval for a Tentative Parcel Map for Condominium Purposes is necessary. The proposed development meets the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 8-10, 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

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

CALIFORNIA COASTAL COMMISSION

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

January 23, 2012



Greg Bucilla, Architect
19782 MacArthur Blvd. Suite 270
Irvine, CA 92612

**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#: 5-12-013

APPLICANT: John and Reegis Christian

LOCATION: 2157 E. Ocean Blvd., Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new 3,812 sq. ft., three story, 29 foot high, single family residence including a roof deck and attached two-car garage, paved concrete courtyard, side yards and front patio; drainage improvements but no landscaping is proposed.

RATIONALE: The subject site is a 2,938 sq. ft. interior lot designated Single Unit Residential (R-1) in the City of Newport Beach LUP. Some residential projects sited on inland lots in Newport Beach are excluded from coastal development permit (CDP) requirements under Categorical Exclusion E-77-5. However, the proposed project does not qualify for exclusion from CDP requirements because it does not have less than a 1.5 floor to buildable-lot area ratio. Adequate measures to address water quality have been incorporated into the construction phase and into the project design. Surface area drains are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site and provision of a trench drain along the back alley way. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is compatible with the character of the surrounding development. Public coastal access is available to Newport Bay approximately 150 feet east of the site at E. Ocean Blvd. and Channel Road. The project will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Furthermore, the proposed project would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **February 8-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

by: KARL SCHWING
Supervisor Regulation and Planning

CHARLES LESTER
Executive Director

cc: Commissioners

January 23, 2012

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

PETER DOUGLAS
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



January 24, 2012

Chris Salas
10652 Deering Avenue
Chatsworth, CA 91311

**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: 5-12-016

APPLICANT: Kim Gordon

LOCATION: 905 Nowita Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Major renovation (demolition of more than fifty-percent of the structure) and enlargement of an existing two-story, 2,269 square foot single-family residence facing a walk street; resulting in a two-story, 28-foot high (with a 33-foot high roof access structure), 3,857 square foot single-family residence with an attached 190 square foot garage.

RATIONALE: The proposed project, which is about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2011-2755-SPP, 1/12/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets (a one hundred square foot roof access structure is part of the structure that is permitted to exceed the 28-foot roof height limit).. Adequate on-site parking is provided (three parking spaces: a one-car garage plus a two-stall carport, all accessed from Rialto Court, 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 (1,078 square feet of permeable landscaped area will be maintained on the 3,840 square foot project site, which includes a 11'x 40' landscaped yard on the fronting walk street right-of-way). 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 the 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 **February 8, 2012 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



5-10-052-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: January 27, 2012

SUBJECT: Permit No. **5-10-052** granted to **Los Angeles County Department of Public Works** for:
Repavement and realignment of sections of the Marvin Braude Bike Trail, totaling 1.71 miles of improvements

PROJECT SITE: Concrete bike trail along the beach, from 850 feet south of Culver Boulevard in Playa Del Rey to 38 feet north of Grand Avenue in El Segundo.

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):

Restoration of an area of disturbed Southern Dune Scrub of 500' x 3' located adjacent to the northernmost Dockweiler Beach public parking lot and directly adjacent to the bike path which will be temporarily impacted by construction activities.

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 County has stated that construction of the bike path would require temporary placement of construction workers and their equipment on an area of disturbed Southern Dune Scrub vegetation directly adjacent to the bike path, along the northernmost Dockweiler Beach public parking lot. The proposed construction activities would only result in temporary impacts related to temporary placement of materials on vegetation - the proposed alignment of the bike path would avoid permanent impacts to native vegetation. The total area to be impacted is approximately 3 feet wide by 500 feet long. Special Condition 3 of the permit states:

3. Impacts to Native Vegetation

Prior to issuance of the Coastal Development Permit, the applicant shall submit a set of revised plans which clearly indicates that the proposed project will avoid all impacts to native vegetation. If, during construction, areas of native vegetation are impacted, the applicant shall submit an application for an amendment to this permit to restore the affected area.

5-10-052-A1 (LA County Dept. of Public Works)
Notice of Immaterial Amendment
Marvin Braude Bike Path Improvements
Page 2 of 2

Special Condition 3 of the permit would require an amendment to allow for restoration of any areas of native vegetation impacted by construction. Therefore, the County has submitted an amendment application to allow for the temporary disturbance and restoration of the area described above. Staff ecologist Dr. Jonna Engel has reviewed photographs of vegetation at the site, and found that the affected vegetation adapts easily to disturbance, is located in an area where it currently encounters disturbance from wind and pedestrian traffic, and would likely re-establish on its own. If the vegetation does not naturally re-establish, the County will restore the affected area by replacing the areas of Southern Dune Scrub that were disturbed. Therefore, the proposed project, as amended, is consistent with Coastal Act Section 30240.

The originally approved permit, 5-10-052 included five special conditions. Each of these special conditions remains in effect under the approved coastal development permit as proposed to be amended. The originally imposed special conditions still must be complied with prior to issuance of the permit. Therefore, with the changes proposed (temporary disturbance and restoration to an area of Southern Dune Scrub) and with the originally imposed special conditions remaining in effect, the proposed project as amended will be 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 John Del Arroz at the Commission Area office in Long Beach at (562) 590-5071.

CALIFORNIA COASTAL COMMISSION

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



5-05-236-E5

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 27, 2012

Notice is hereby given **Palisades Landmark, LLC** has applied for a one year extension of Coastal Development Permit **5-05-236**, as amended, granted by the California Coastal Commission on February 8, 2006 for:

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.**

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

(Original Signed By
(Signature on 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



5-06-481-E3

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given **William Abbott** has applied for a one year extension of Coastal Development Permit **5-06-481**, granted by the California Coastal Commission on **February 7, 2008** for:

Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement. More specifically described in the application file in the Commission offices.

at: 121 Catamaran Street, Venice, City of Los Angeles, County of Los Angeles.

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

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

Sincerely,
CHARLES LESTER
Executive Director

Original Signed By
(Signature on File)

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

CALIFORNIA COASTAL COMMISSION

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

**5-06-481-E3**

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 31, 2012

Notice is hereby given **William Abbott** has applied for a one year extension of Coastal Development Permit **5-06-481**, granted by the California Coastal Commission on **February 7, 2008** for:

Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement. More specifically described in the application file in the Commission offices.

at: 121 Catamaran Street, Venice, City of Los Angeles, County of Los Angeles.

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 VESTER
Executive Director

Original Signed By
(Signature on File)

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