

CALIFORNIA COASTAL COMMISSION

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

**W6 / Th10****SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**
For the March Meeting of the California Coastal Commission

SUPPLEMENTAL MEMORANDUM

Date: March 7, 2012

TO: Commissioners and Interested Parties
FROM: Sherilyn Sarb, South Coast District Deputy Director, Orange County
John Ainsworth, South Coast District Deputy Director, Los Angeles County

SUBJECT: *Deputy Director's Report (Orange and Los Angeles County)*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for Orange and Los Angeles County items for the March 7-9, 2012 Coastal Commission hearing. The items in this document will be reported to the Commission on separate dates, with Orange County items to be reported on March 7, 2012 and Los Angeles County items on March 8, 2012, as follows:

On Wed., March 7, 2012, the following items for Orange County will be reported to the Commission:

REGULAR WAIVERS

1. 5-11-003-W Walt Talleur (Newport Beach, Orange County)

DE MINIMIS WAIVERS

3. 5-11-308-W Jill C. Wondries (Newport Beach, Orange County)
4. 5-12-005-W Daniel T. Schoppe (Sunset Beach, Orange County)
5. 5-12-008-W Sunset Marina, LLC (Sunset Beach, Orange County)
7. 5-12-020-W Mr. & Mrs. John & Carolyn Hooten (Newport Beach, Orange County)
8. 5-12-028-W Mr. Rick Paicius (Laguna Beach, Orange County)
11. 5-12-033-W 1004 Balboa LLC (Newport Beach, Orange County)
12. 5-12-034-W Mr. Fred Nicola (Newport Beach, Orange County)
15. 5-12-038-W Waterpointe Homes, LLC (Newport Beach, Orange County)
16. 5-12-039-W Waterpointe Homes, LLC (Newport Beach, Orange County)
17. 5-12-040-W Mr. & Mrs. Justin Wilson (Newport Beach, Orange County)
21. 5-12-048-W Mr. & Mrs. Robert Hoover (Huntington Beach, Orange County)
22. 5-12-051-W Sarah E. Salisbury Living Trust (Newport Beach, Orange County)
23. 5-12-052-W City of San Clemente (San Clemente, Orange County)

SUPPLEMENTAL MEMORANDUM CONTINUED

On Thurs., March 8, 2011, the following items for Los Angeles County will be reported to the Commission:

REGULAR WAIVERS

2. 5-12-043-W Mr. Norman Johnson (Venice, City of Los Angeles, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-11-230-W Robert Moray (Venice, City of Los Angeles, Los Angeles County)
2. 5-11-305-W City of Long Beach, Dept. of Parks, Recreation and Marine (Long Beach, Los Angeles County)
6. 5-12-018-W Mr. & Mrs. David & Debbie Stern (Hermosa Beach, Los Angeles County)
9. 5-12-030-W Mary Ann Miller (San Pedro, Los Angeles County)
10. 5-12-031-W Verizon Wireless (Pacific Palisades, Los Angeles County)
13. 5-12-036-W Jesse Bornstein (Santa Monica, Los Angeles County)
14. 5-12-037-W Toyopa LLC (Pacific Palisades, Los Angeles County)
18. 5-12-041-W Berverly Barr & Edward Morrow (Venice, City of Los Angeles, Los Angeles County)
19. 5-12-042-W 15932 Temecula Street, LLC (Los Angeles, Los Angeles County)
20. 5-12-045-W HBIC Trust (Venice, City of Los Angeles, Los Angeles County)
24. 5-12-053-W Joseph O'Sullivan (Pacific Palisades, Los Angeles County)

IMMATERIAL- AMENDMENTS

1. 5-08-251-A2 Los Angeles Unified School District (San Pedro, Los Angeles County)
2. 5-05-236-A2 Palisades Landmark, LLC (Pacific Palisades, Los Angeles County)

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT

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W6/Th10

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

For the

March Meeting of the California Coastal Commission

MEMORANDUM

Date: March 7, 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 March 7, 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. 5-12-003-W Walt Talleur (Newport Beach, Orange County)
2. 5-12-043-W Mr. Norman Johnson (Venice, City Of Los Angeles, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-11-230-W Robert Moray (Venice, City Of Los Angeles, Los Angeles County)
2. 5-11-305-W City Of Long Beach, Dept. Of Parks, Recreation And Marine, Attn: Attn: Mark Sandoval (Long Beach, Los Angeles County)
3. 5-11-308-W Jill C. Wondries C/O Sinclair Associates Architects (Newport Beach, Orange County)
4. 5-12-005-W Daniel T. Schoppe (Sunset Beach, Orange County)
5. 5-12-008-W Sunset Marina, Llc, Attn: Andy Pham (Sunset Beach, Orange County)
6. 5-12-018-W Mr. & Mrs. David & Debbie Stern (Hermosa Beach, Los Angeles County)
7. 5-12-020-W Mr. & Mrs. John & Carolyn Hooten (Newport Beach, Orange County)
8. 5-12-028-W Mr. Rick Paicius (Laguna Beach, Orange County)
9. 5-12-030-W Mary Ann Miller (San Pedro, Los Angeles County)
10. 5-12-031-W Verizon Wireless (Pacific Palisades, Los Angeles County)
11. 5-12-033-W 1004 Balboa Llc, Attn: Mr. Jack Saida (Newport Beach, Orange County)
12. 5-12-034-W Mr. Fred Nicola (Newport Beach, Orange County)
13. 5-12-036-W Jesse Bornstein (Santa Monica, Los Angeles County)
14. 5-12-037-W Toyopa Llc, Attn: Mr. Robert Mendez (Pacific Palisades, Los Angeles County)
15. 5-12-038-W Waterpointe Homes, Llc (Newport Beach, Orange County)
16. 5-12-039-W Waterpointe Homes, Llc (Newport Beach, Orange County)
17. 5-12-040-W Mr. & Mrs. Justin Wilson (Newport Beach, Orange County)
18. 5-12-041-W Beverly Barr & Edward Morrow (Venice, City Of Los Angeles, Los Angeles County)
19. 5-12-042-W 15932 Temecula Street, Llc, Attn: Mr. Robert Newlon Designs Inc. (Los Angeles, Los Angeles County)
20. 5-12-045-W Hbic Trust (Venice, City Of Los Angeles, Los Angeles County)
21. 5-12-048-W Mr. & Mrs. Robert Hoover (Huntington Beach, Orange County)
22. 5-12-051-W Sarah E. Salisbury Living Trust (Newport Beach, Orange County)
23. 5-12-052-W City Of San Clemente, Attn: Mr. Amir K. Ilkhanipour (San Clemente, Orange County)
24. 5-12-053-W Joseph O'sullivan (Pacific Palisades, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-08-251-A2 Los Angeles Unified School District, Attn: Robin S. Brown (San Pedro, Los Angeles County)
2. 5-05-236-A2 Palisades Landmark, Llc (Pacific Palisades, Los Angeles County)

TOTAL OF 28 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>
5-12-003-W Walt Talleur	Addition of 993 sq. ft. to an existing 2,157 sq. ft. single family residence, resulting in a 29' high, 3,150 sq. ft. single family residence	3311 Finley Ave, Newport Beach (Orange County)
5-12-043-W Mr. Norman Johnson	Remodel and connect two existing detached single-family residences on a 2,697 square foot lot, resulting in a two-story, 27-foot high, 2,961 square foot duplex. A new sunroom will be added above the front porch of the front two-story dwelling, and the rear one-story single-family residence will be raised to construct a new 828 square foot (two-car) garage underneath.	11 Wave Crest Avenue, 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>
5-11-230-W Robert Moray	Demolition of a one-story, 1,536 square foot, four-unit apartment building on a 5,400 square foot lot. The site will be landscaped for use as a yard for the adjacent residence. The existing on-site parking (three stalls) will be maintained.	634 Milwood Ave, Venice, City Of Los Angeles (Los Angeles County)
5-11-305-W City Of Long Beach, Dept. Of Parks, Recreation And Marine, Attn: Mark Sandoval	Utilize four parking spaces within the Downtown Shoreline Marina slip-renters' parking area to construct two ten-foot high, 200 square foot recycling stations for used oil and other hazardous materials, each with a 528-gallon, double-walled, above-ground oil storage tank. Bike lockers will also be installed.	386 & 450 E. Shoreline Drive, Long Beach (Los Angeles County)
5-11-308-W Jill C. Wondries C/O Sinclair Associates Architects	Demolition of an existing two story single family residence and construction of a new three story, 30' high, 2,720 sq. ft. single family residence including attached 2-car garage, roof deck, landscape and hardscape improvements. Minimum grading is proposed consisting of 52 cubic yards of cut and 44 cubic yards of fill for soil re-compaction and site preparation. Drainage from the roof will be directed to landscaped areas and surface water will be infiltrated on-site with the use of catch basins landscaped area before entering the main storm drain system. Landscape is proposed utilizing drought tolerant non-invasive plants.	806 South Bay Front (Balboa Island), Newport Beach (Orange County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-005-W Daniel T. Schoppe</p>	<p>Demolition of an existing 2,904 sq. ft., 2-story single-family residence and construction of a new 3,929 sq. ft., three-story, 35' tall, single-family residence, 262 sq. ft. total in second, third, and roof level decks, roof solar panels and an attached 4-car garage on a bulkhead lot. No work is proposed to the existing bulkhead or to the existing dock. Minor grading for garage excavation and for site preparation is proposed. No landscaping proposed. Drainage from the site will be directed away from the bay to the frontage road and the municipal storm drain system.</p>	<p>16785 Bay View Drive, Sunset Beach (Orange County)</p>
<p>5-12-008-W Sunset Marina, Llc, Attn: Andy Pham</p>	<p>Construction of a new three-story, 4,760 sq. ft., 35' tall, duplex including two, 2-car garages, 1,369 sq. ft. roof deck, a total of 484 sq. ft. of balcony space, and hardscape improvements including concrete side yards on a vacant inland lot. Minimal grading consisting of 22 cubic yards for soil re-compaction and site preparation is proposed. No landscaping is proposed.</p>	<p>16377 26th Street, Sunset Beach (Orange County)</p>
<p>5-12-018-W Mr. & Mrs. David & Debbie Stern</p>	<p>Demolition of the existing two story single family residence and construction of a new, 30' high, 3474 sq. ft. single family residence</p>	<p>2416 Hermosa Beach, Hermosa Beach (Los Angeles County)</p>
<p>5-12-020-W Mr. & Mrs. John & Carolyn Hooten</p>	<p>Demolition of an existing single family residence and construction of a new 4,916 sq. ft., three story, 29 foot high, single family residence including a roof deck and attached three-car garage, paved concrete courtyard, side yards and front patio; drainage improvements and landscaping utilizing drought tolerant, non-invasive plants proposed.</p>	<p>1019 West Bay Ave., Newport Beach (Orange County)</p>
<p>5-12-028-W Mr. Rick Paicius</p>	<p>Remove existing concrete roof shingles and re-roof with aluminum roofing materials on an existing single family residence. No structural changes are proposed to the underlying plywood roof sheathing, roof rafters or fascia boards. New roofing underlayment paper and new roof material to occur over existing roof framing. No further work is proposed.</p>	<p>32 North La Senda (Three Arch Bay), Laguna Beach (Orange County)</p>
<p>5-12-030-W Mary Ann Miller</p>	<p>Construction of a new 2-story 2,289 square foot single-family residence with attached garage.</p>	<p>3333 Denison Street, San Pedro (Los Angeles County)</p>
<p>5-12-031-W Verizon Wireless</p>	<p>Installation and operation of antennas and associated equipment for Verizon's personal communications services (PCS) wireless telecommunications network a total of two antennas mounted inside existing cupola, with radio cabinet mounted inside utility room.</p>	<p>17985 Pacific Coast Hwy., Pacific Palisades (Los Angeles County)</p>
<p>5-12-033-W 1004 Balboa Llc, Attn: Mr. Jack Saida</p>	<p>Conversion of a duplex on a single lot into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.</p>	<p>1004 W. Balboa Blvd., Newport Beach (Orange County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-034-W Mr. Fred Nicola</p>	<p>Demolition of existing residential structure and construction of a new 2,786 sq. ft., three-story, 32' tall, single-family residence including attached 2-car garage, hardscape and landscape improvements; grading consisting of 83 cu. yd. fill for site preparation. Roof downspouts will be directed to permeable areas and to an underground drainage system with perforated drain line encased in gravel for maximum on site infiltration of runoff prior to discharge to the main storm drain system. Landscaping consisting of drought tolerant, non-invasive plants is proposed.</p>	<p>220 Grand Canal (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-036-W Jesse Bornstein</p>	<p>Addition of 667 square feet to one unit of a four unit apartment building.</p>	<p>417 Bay Street, Santa Monica (Los Angeles County)</p>
<p>5-12-037-W Toyopa Llc, Attn: Mr. Robert Mendez</p>	<p>Demolish existing SFR and construct new two-story 6,481 square foot SFR with attached 3-car garage.</p>	<p>521 Toyopa Drive, Pacific Palisades (Los Angeles County)</p>
<p>5-12-038-W Waterpointe Homes, Llc</p>	<p>Demolition of an existing two-story single-family residence and construction of a new three-story, 2,794 sq. ft., 29' tall, single family dwelling with roof deck, attached 2-car garage, and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure including a permeable driveway apron to garage at the back alleyway proposed to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.</p>	<p>200 Collins Ave (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-039-W Waterpointe Homes, Llc</p>	<p>Demolition of existing two-story single-family residence and construction of a new three-story, 2,781 sq. ft., 29' tall, single family dwelling with roof deck, attached 2-car garage, and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure including a permeable driveway apron to garage at the back alleyway proposed to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.</p>	<p>202 Collins Ave. (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-040-W Mr. & Mrs. Justin Wilson</p>	<p>Demolition of existing two-story single-family residence and construction of a new two-story, 4,409 sq. ft., 29' tall, single family dwelling with roof deck, attached 664 sq. ft. 3-car garage and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.</p>	<p>2571 Bayshore Drive, Newport Beach (Orange County)</p>
<p>5-12-041-W Beverly Barr & Edward Morrow</p>	<p>Demolition of a detached one-car garage, and construction of a detached two-story, 25-foot high, 521 square foot single-family residence (with a two-car garage on the ground floor) on a 3,677 square foot lot with an existing one-story, 628 square foot single-family residence. Four on-site parking spaces are provided for the resulting two residential units.</p>	<p>835 Venezia Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-042-W 15932 Temecula Street, Llc, Attn: Mr. Robert Newlon Designs Inc.</p>	<p>Demo existing 1-story sfr. and detached 2-car garage. Construct new 2-story sfr w/attached 2-car garage, covered porch, open pergola, and landscaping. No grading is involved.</p>	<p>15932 Temecula Street, Los Angeles (Los Angeles County)</p>
<p>5-12-045-W Hbic Trust</p>	<p>Demolition of a one-story, 1,387 square foot single-family residence and detached garage on a 4,000 square foot lot. The site will be graded, fenced (a six-foot black aluminum fence will be erected along the front property line), and maintained by the owner/applicant as a vacant lot.</p>	<p>1033 Abbot Kinney Blvd., Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-12-048-W Mr. & Mrs. Robert Hoover</p>	<p>Installation of a 56 foot long, 3 foot high vinyl railing on an existing cantilevered deck.</p>	<p>3271 Falkland Circle, Huntington Beach (Orange County)</p>
<p>5-12-051-W Sarah E. Salisbury Living Trust</p>	<p>Tentative Parcel map to subdivide an 8,260 sq. ft., (118' long x 70' wide) existing single-family parcel to create two, 4,130 sq. ft. (118' long x 35' wide) parcels for single-family development.</p>	<p>214 Narcissus Ave (Corona Del Mar), Newport Beach (Orange County)</p>
<p>5-12-052-W City Of San Clemente, Attn: Mr. Amir K. Ilkhanipour</p>	<p>Demolition of an existing stormwater catch basin and construction of a new catch basin approximately 3' south of existing catch basin; a low flow diversion to the nearby sewer system; and installation of a new water quality device to remove water pollutants prior to discharge into the Pacific Ocean. New 10" PVC pipe storm drain and trench drain adjacent to the Linda Lane Sewer Pump Station. No grading or vegetation removal proposed. Work will take place over a 45 day period before the Memorial Day weekend start of the peak beach season; public access to the beach and multi-use beach trail will remain open during construction.</p>	<p>End Of Cul-De-Sac, Linda Lane, San Clemente (Orange County)</p>
<p>5-12-053-W Joseph O'sullivan</p>	<p>New 2-story w/basement sfr, with attached 3-car garage and pool. Two (2) new driveways, landscaping, four (4) lightwells and 6 foot wood fences.</p>	<p>604 El Cerco Pl., Pacific Palisades (Los Angeles County)</p>

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>
<p>5-08-251-A2 Los Angeles Unified School District, Attn: Robin S. Brown</p>	<p>Construct solar panel canopies, measuring a maximum height of 13 1/2 feet, over previously approved parking lots located in the southwest and northeast corners of the property; and increase the height of a chain link fence to 20 feet adjacent to the athletic fields along the baseball field's first base side and along the southern property line for public safety.</p>	<p>3210 South Alma, San Pedro (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-05-236-A2 Palisades Landmark, Llc</p>	<p>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.</p>	<p>17331 - 17333 Tramonto Drive, Pacific Palisades (Los Angeles County)</p>
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CALIFORNIA COASTAL COMMISSION

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



2/21/2012

Eric F. Mossman, Architect
2025 W. Balboa Blvd, Suite B
Newport Beach, CA 92663

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- 003 -W

APPLICANT: Walt Talleur

LOCATION: 3311 Finley Avenue, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Addition of 993 sq. ft. to an existing 2,157 sq. ft. single family residence, resulting in a 29' high, 3,150 sq. ft. single family residence.

RATIONALE: The subject lot is a 2769 sq. ft. bayfront lot designated as Residential Two Family in the City's Certified Land Use Plan. The existing lot is protected by a bulkhead, similar to adjacent lots, and no work is proposed to the bulkhead. A structural engineer has inspected the bulkhead and determined that the bulkhead will last for the life of the proposed structure. Runoff will be directed towards permeable areas and trench drains, for on-site infiltration. The proposed project has been approved by the City of Newport Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. 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 **March 7-9, 2012** meeting. If three (3) 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
(562) 590-5071



February 24, 2012

Norman Johnson
10903 Ocean Drive
Culver City, CA 90230

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: 5-12-043

APPLICANT: Norman Johnson

LOCATION: 11 Wave Crest Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remodel and connect two existing detached single-family residences on a 2,697 square foot lot, resulting in a two-story, 27-foot high, 2,961 square foot duplex. A new sunroom will be added above the front porch of the front two-story dwelling, and the rear one-story single-family residence will be raised to construct a new 828 square foot (two-car) garage underneath.

RATIONALE: The proposed project is located one block inland of the beach and within the "Dual Permit" area of the City of Los Angeles. The proposed project has been approved by the City of Los Angeles Planning Department (Case #ZA-2010-0270-ZAA-SPP, 2/18/11) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The two residential units conform to the Commission's density limit for the site. The proposed project is consistent with the 28-foot height limit for lots on Venice walkstreets. The project will provide two on-site parking spaces in the new 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 maintenance of existing permeable landscaped areas on the site (approximately 500 square feet). 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 **March 8, 2012 meeting in Chula Vista**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

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



February 23, 2012

Michelle Cardiel
1830 Lincoln Boulevard, #105
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: 5-11-230**APPLICANT:** Robert Moray**LOCATION:** 634 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,536 square foot, four-unit apartment building on a 5,400 square foot lot. The site will be landscaped for use as a yard for the adjacent residence. The existing on-site parking (three stalls) will be maintained.**RATIONALE:** The proposed project, which is about a half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0251-VSO-MEL, 1/31/12). The City of Los Angeles Housing Department determined on July 26, 2011 that four affordable housing units no longer exist because the units have been vacant for more than a year. The existing structure, built in 1924, has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The property will be fenced, landscaped, and maintained by the owner (applicant) of the adjacent lot. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, 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 its **March 8, 2012 meeting in Chula Vista** 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

February 27, 2012



Mark Sandoval, City of Long Beach Manager of Marinas & Beaches
205 Marina Drive
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: 5-11-305

APPLICANT: City of Long Beach

LOCATIONS: 386 & 450 E. Shoreline Drive (Downtown Marina), City of Long Beach, Los Angeles Co.

PROPOSED DEVELOPMENT: Utilize four parking spaces within the Downtown Shoreline Marina slip-renters' parking area to construct two ten-foot high, 200 square foot recycling stations for used oil and other hazardous materials (e.g., gasoline, anti-freeze, batteries), each with a 528-gallon, double-walled, above-ground oil storage tank. Bike lockers will also be installed.

RATIONALE: The proposed project is on State Tidelands within the Commission's original permit jurisdiction. The proposed project has been reviewed and approved by the City of Long Beach Department of Parks, Recreation and Marine. The proposed recycling stations replace the used-oil tanks that were excavated and removed from the marina parking lot in 2009, and they will improve the capacity and efficiency of refuse management at the Shoreline Marina. The proposed project, which includes appropriate Best Management Practices, will also minimize the risk of significant adverse impacts to water quality and the marine environment. Each cinder block enclosure will be constructed about thirty feet from the water's edge. Each recycling station (with its bicycle lockers) will occupy two parking spaces in the marina parking lot: two spaces next to the Shoreline Yacht Club, and two spaces next to Restroom A2 on Mole Road. The loss of the four parking spaces will be off-set by the provision of new bicycle lockers as part of the project. Visual impacts have been minimized by placing the enclosures next to existing restroom buildings where marina views are already partially obstructed. 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 proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program.

This waiver will not become effective until reported to the Commission at its **March 8, 2012 meeting in Chula Vista** 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 R. POSNER
Coastal Program Analyst

CHARLES LESTER
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



February 29, 2012

Daniel T. Schoppe
24577 El Alicante
Laguna Niguel, CA 92677

**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#: 5-12-005 **APPLICANT:** Daniel T. Schoppe

LOCATION: 16785 Bay View Drive, Sunset Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing 2,904 sq.ft., 2-story single-family residence and construction of a new 3,929 sq. ft., three-story, 35' tall, single-family residence, 262 sq. ft. total in second, third, and roof level decks, roof solar panels and an attached 4-car garage on a bulkhead lot. No work is proposed to the existing bulkhead or to the existing dock. Minor grading for garage excavation and for site preparation is proposed. No landscaping proposed. Drainage from the site will be directed away from the bay to the frontage road and the municipal storm drain system.

RATIONALE: The subject site is a 2,400 sq. ft. bay front bulkhead lot designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP) located within the first public road and the sea in Sunset Beach. 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. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access to the bay is available ~500 feet southeast of the site on Pacific Coast Hwy before Park Ave and to the Pacific Ocean ~ 700 feet south at the Broadway Ave street-end. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and is consistent with the land use designation in the formerly certified LCP, past County of Orange 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 **May 11-13, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

cc: Commissioners/File

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

CALIFORNIA COASTAL COMMISSION

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



February 17, 2012

Karen Otis
 16871 Sea Witch Lane
 Huntington Beach, CA

**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#: 5-12-008 **APPLICANT:** Andy Pham, Sunset Marina LLC

LOCATION: 16377 26th Street, Sunset Beach (Orange County)

PROPOSED DEVELOPMENT: Construction of a new three-story, 4,760 sq. ft., 35' tall, duplex including two, 2-car garages, 1,369 sq. ft. roof deck, a total of 484 sq. ft. of balcony space, and hardscape improvements including concrete side yards on a vacant inland lot. Minimal grading consisting of 22 cubic yards for soil re-compaction and site preparation is proposed. No landscaping is proposed.

RATIONALE: The subject site is a 2,700 square foot lot designated high density residential in the formerly certified Sunset Beach Local Coastal Program (LCP) and is located on an inland lot within the first public road and the sea in Sunset Beach. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Public coastal access to the beach is available ~300 feet southwest of the site at the 26th St. streetend. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views and is consistent with the land use designation in the formerly certified LCP, past County of Orange 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 **March 7-9, 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
(562) 590-5071

February 17, 2012



Chris LeTourneau of LeTourneau Architecture
700 ½ Carnation Ave
Newport Beach, CA 92625

**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#: 5-12-020

APPLICANT: Mr. John Hooten

LOCATION: 1019 West Bay Avenue, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new 4,916 sq. ft., three story, 29 foot high, single family residence including a roof deck and attached three-car garage, paved concrete courtyard, side yards and front patio; drainage improvements and landscaping utilizing drought tolerant, non-invasive plants proposed.

RATIONALE: The subject site is a 4,050 sq. ft. interior lot designated Two Unit Residential (RT-D) 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 underground stormwater retention/infiltration chambers at paved front yard and paved sideyard courtyard, to channel drains at the rear of the lot and to landscaped areas in the front of the lot. 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 200 feet east of the site at the 10th St. street-end and West Bay Avenue. 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 **March 7-9, 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

CALIFORNIA COASTAL COMMISSION

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

February 21, 2012



David Frith, Architect
 Powell Dudley Frith Architects
 345 Third Street
 Laguna Beach, CA 92651

**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#: 5-12-028 **APPLICANT:** Rick Paicius

LOCATION: 32 North La Senda, Three Arch Bay, Laguna Beach, Orange County

PROPOSED DEVELOPMENT: Remove existing concrete roof shingles and re-roof with aluminum roofing materials on an existing single family residence. No structural changes are proposed to the underlying plywood roof sheathing, roof rafters or fascia boards. New roofing underlayment paper and new roof material to occur over existing roof framing. No further work is proposed.

RATIONALE: The proposed project is located on a bluff top, oceanfront lot within the existing locked gate community of Three Arch Bay. The proposed project includes re-roofing only of an existing single family residence with no structural changes, including no change to the existing residence's height, square footage, and building footprint. An exemption was not granted because the development is located within 50 feet of a coastal bluff and involved the replacement of 20 percent or more of the materials of the existing structure with materials of a different kind. Three Arch Bay is 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 arising from its locked gate nature. The proposed development would occur on an existing subdivided lot, zoned for single family residential development and will not create any new adverse impacts on existing public access in the area. Public coastal access exists in the project vicinity at 1,000 Steps County Beach (approximately 1/2 mile upcoast) and at Salt Creek Beach Park (approximately 1 1/2 miles downcoast). In addition, the proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 7-9, 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)

 Kara [unclear]
 Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



February 21, 2012

Bob Searcy
 Cable Engineering Services
 40640 Sepulveda Blvd., Ste 1
 Mission Hills, CA 91345

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#: 5-12-031

APPLICANT: Verizon Wireless

LOCATION: 17985 Pacific Coast Highway, Pacific Palisades

PROPOSED DEVELOPMENT: Installation and operation of wireless telecommunications equipment consisting of two 47.4" x 16.8' panel antennas and radio cabinets mounted inside existing roof mounted cupola and interior utility room.

RATIONALE: The project site is approximately a 1/4 mile from Will Rogers State Beach and will be located within an existing building (Ranch House) of the Getty Villa. As an addition to an existing structure this development would be exempt, however, a previous permit (A-5-PPL-00-028) required all future development on the property to obtain an amendment or coastal development permit. The equipment will be installed within an existing building and will be painted to match the color of the building. As sited the equipment will not be visible from Pacific Coast Highway or the public beach. 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 coastal views), 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 March 7-9, 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: _____
 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



February 22, 2012

Horst Architects, Attn: Chris Meddock
241 Forest Avenue
Laguna Beach, CA 92651

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

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WAIVER#: 5-12-033

APPLICANT: Jack Saida; 1004 Balboa LLC

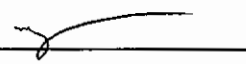
LOCATION: 1004 W. Balboa Blvd., Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of a duplex on a single lot into two condominium units. Four (4) parking spaces are provided on site. No new construction is proposed.

RATIONALE: The subject site is a 3,075 square foot inland lot designated medium density residential in the City of Newport Beach Land Use Plan (LUP) on the Balboa Peninsula. The proposed project has been approved by the City of Newport Beach Planning Department (Tentative Parcel Map No. NP2007-031[PA2007-234], 12/10/07). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. Approval for construction of the existing duplex was granted by the Commission in November 2008 under CDP 5-08-260-W. However, at the time the condominium conversion was not included as part of that CDP application. The proposed development meets the Commission's typically applied parking requirement of two parking spaces per residential unit and is compatible with the scale and character of the surrounding development. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. The proposed development 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 **March 7-9, 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/File

CALIFORNIA COASTAL COMMISSION

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



February 22, 2012

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

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

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WAIVER#: 5-12-034 **APPLICANT:** Fred Nicola

LOCATION: 220 Grand Canal, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing residential structure and construction of a new 2,786 sq. ft., three-story, 32' tall, single-family residence including attached 2-car garage, hardscape and landscape improvements; grading consisting of 83 cu. yd. fill for site preparation. Roof downspouts will be directed to permeable areas and to an underground drainage system with perforated drain line encased in gravel for maximum on site infiltration of runoff prior to discharge to the main storm drain system. Landscaping consisting of drought tolerant, non-invasive plants is proposed.

RATIONALE: The subject site is a 2,323 sq. ft. lot designated as RT-E, Two Unit Residential in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea on Little Balboa Island. The site fronts a public walkway and City owned and maintained bulkhead in front of the Grand Canal public waterway. There is no platform/stairs for access to the Grand Canal associated with this site and none proposed. Adequate measures to address water quality have been incorporated during project construction and into the project design. Surface area drains and downspouts are directed to an underground drainage system with perforated drain line encased in gravel for greater filtration on site. The proposed project meets 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 Newport Bay is available along the public walkway in front of the site which surrounds the Island. 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 LCP and is consistent with the land use designation in the City's certified LUP, 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 **March 7-9, 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
(562) 590-5071



March 5, 2012

Jesse Bornstein
3760 Moore Street
Los Angeles, CA 90066

REVISED - ADDRESS CORRECTED

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#: 5-12-036**APPLICANT:** Jesse Bornstein**LOCATION:** 417 Bay Street, Santa Monica, Los Angeles County

PROPOSED DEVELOPMENT: Addition of 667 square feet to one unit of an existing four unit apartment building with four on-site uncovered parking spaces, and construction of a 583 square foot one-car garage and utility room.

RATIONALE: The proposed project is located approximately four blocks from the beach within a developed residential neighborhood, zoned OP-2 (low multiple housing). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will maintain the same number of units and provide an additional parking space. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to the existing drain system. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their March 7-9, 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:  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



February 21, 2012

Pacific Crest Consultants
23622 Calabasas Road, Ste 100
Calabasas, CA 91302

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#: 5-12-037

APPLICANT: Toyopa Llc.

LOCATION: 521 Toyopa Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 6,481 square foot single-family residence, with attached three-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-2011-3057-AIC from the City of Los Angeles Planning Department (1/5/12). 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 March 7-9, 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:

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



February 23, 2012

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

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

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

WAIVER#: 5-12-038 **APPLICANT:** Waterpointe Homes, LLC

LOCATION: 200 Collins Ave, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new three-story, 2,794 sq. ft., 29' tall, single family dwelling with roof deck, attached 2-car garage, and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure including a permeable driveway apron to garage at the back alleyway proposed to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.

RATIONALE: The subject site is a 2,554 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Downspouts are directed to permeable surfaces throughout the lot for greater on site infiltration of water runoff. Public coastal access to Newport Bay is available ~175 feet south of the site at Collins Ave and S. Bayfront along a public walkway surrounding Balboa Island. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

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Original Signed By
(Signature on File)

CHARLES LESTER
Executive Director

by: _____
KARL SCHWING
Supervisor Regulation and Planning

cc: Commissioners/File

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February 23, 2012

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

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

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

WAIVER#: 5-12-039 **APPLICANT:** Waterpointe Homes, LLC


LOCATION: 202 Collins Ave, Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story single-family residence and construction of a new three-story, 2,781 sq. ft., 29' tall, single family dwelling with roof deck, attached 2-car garage, and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure including a permeable driveway apron to garage at the back alleyway proposed to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.

RATIONALE: The subject site is a 2,554 square foot lot designated two-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road and the sea on Balboa Island. The proposed project conforms to the Commission's parking requirement (2 spaces per residential unit) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design. Downspouts are directed to permeable surfaces throughout the lot for greater on site infiltration of water runoff. Public coastal access to Newport Bay is available ~200 feet south of the site at Collins Ave and S. Bayfront along a public walkway surrounding Balboa Island. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 7-9, 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/File

CALIFORNIA COASTAL COMMISSION

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



February 23, 2012

Powell Dudley Frith Architects, Attn: David Everson
345 Third Street
Laguna Beach, CA 92651

**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#: 5-12-040 **APPLICANT:** Justin and Julie Wilson


LOCATION: 2571 Bayshore Avenue, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of existing two-story single-family residence and construction of a new two-story, 4,409 sq. ft., 29' tall, single family dwelling with roof deck, attached 664 sq. ft. 3-car garage and hardscape improvements. Minimal grading for soil re-compaction and site preparation is proposed. Permeable surfaces surround the proposed structure to provide onsite infiltration of runoff prior to the main storm drain system. No landscaping is proposed.

RATIONALE: The subject site is a 4,952 square foot lot designated single unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot within the first public road. 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. Adequate measures to address water quality have been incorporated during construction and into the project design. Downspouts are directed to permeable surfaces throughout the lot for greater on site infiltration of water runoff. Although an inland lot, it is located between the first public road (Coast Highway) and the sea as the subject site is located in the locked gate community of Bayshores. No public access currently exists at the site. However, the project will have no impacts on existing coastal access in the gated community. The nearest public coastal access is located upcoast adjacent to the Bayshores Community at the Balboa Bay Club. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, 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 **March 7-9, 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 SCHMITT
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



February 23, 2012

Eva Sobesky/Lisa Shonnard
1348 Abbot Kinney Boulevard
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: 5-12-041**APPLICANTS:** Beverly Barr & Edward Morrow**LOCATION:** 835 Venezia Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached one-car garage, and construction of a detached two-story, 25-foot high, 521 square foot single-family residence (with a two-car garage on the ground floor) on a 3,677 square foot lot with an existing one-story, 628 square foot single-family residence. Four parking spaces are provided for the two residential units.

RATIONALE: The proposed project, which is about a half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0098-VSO, 1/13/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed two residential units conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the two residential units: four spaces, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,579 square feet of permeable landscaped area will be maintained on the 3,677 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 **March 8, 2012 meeting in Chula Vista** 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 R. POSNER
Coastal Program Analyst

CHARLES LESTER
Executive Director

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



February 23, 2012

Greg Reitz
2910 Lincoln Boulevard
Santa Monica, CA 90405

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: 5-12-045**APPLICANT:** HBIC Trust (Charles Willhoit)**LOCATION:** 1033 Abbot Kinney Boulevard, Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,387 square foot single-family residence and detached garage on a 4,000 square foot lot. The site will be graded, fenced (a six-foot black aluminum fence will be erected along the front property line), and maintained by the owner/applicant as a vacant lot.

RATIONALE: The proposed project, which is about a half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0306-VSO-MEL, 2/7/12). The City of Los Angeles Housing Department determined on January 25, 2012 that there were no affordable housing units on the site. The existing structure, built in 1908, has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, 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 its **March 8, 2012 meeting in Chula Vista** 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



2/24/2012

Robert and Diane Hoover
3271 Falkland Circle
Huntington Beach, CA 92649

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- 048-W**APPLICANT: Robert and Diane Hoover****LOCATION: 3271 Falkland Circle, Huntington Beach, Orange County****PROPOSED DEVELOPMENT:** Installation of a 56 foot long, 3 foot high vinyl railing on an existing cantilevered deck.

RATIONALE: The proposed development is associated with a single-family residence that fronts on Huntington Harbor. The proposed development is the installation of a non-transparent vinyl railing that will not result in additional bird strikes. The proposed development is located in the Commission's original jurisdiction due to its location seaward of the bulkhead (i.e. seaward of the mean high tide line). The proposed project has been approved in concept by the City of Huntington Beach. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality. 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 **March 7-9, 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
 (562) 590-5071



February 22, 2012

Nanci Glass, c/o Nicholson Construction Co.
 4220 Von Karman Ave. Suite 210
 Newport Beach, CA

**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#: 5-12-051 **APPLICANT:** Sarah E. Salsbury Living Trust

LOCATION: 214 Narcissus Avenue, Corona del Mar, Orange County

PROPOSED DEVELOPMENT: Tentative Parcel map to subdivide an 8,260 sq. ft., (118' long x 70' wide) existing single-family parcel to create two, 4,130 sq. ft. (118' long x 35' wide) parcels for single-family development.

RATIONALE: The proposed development consists of a Tentative Parcel Map to subdivide an existing parcel comprised of a standard 30' wide lot, an adjacent 15' wide half lot and a 25' wide portion of an additional lot designated as Single-Unit Residential Detached (RS-D) into two 35' wide parcels. The new parcels would be non-conforming in width and area to the City's current Zoning Code for new subdivisions; however would be consistent with typical lots in the area as well as the original subdivision pattern. The proposed project has been approved by the City of Newport Beach Planning Department (PA2011-192, Parcel Map No. NP2011-009, 11/30/11 and County Tentative Parcel Map No. 2011-134). Future authorization for demolition of the existing residence and construction of two new single family residents on each of the new parcels would fall under the City of Newport Beach Categorical Exclusion Order E-77-5 for single-family and two-family dwellings. The project will result in a change in density, as a single additional lot will be created for the construction of an additional single-family residence. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Additionally, the proposed development 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 **March 7-9, 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: (Signature on File)
 KARL SCHWING
 Supervisor Regulation and Planning

CALIFORNIA COASTAL COMMISSION

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**5-08-251-A2****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: February 28, 2012
SUBJECT: Permit No. **5-08-251** granted to Los Angeles Unified School District:

Construction of an 810 seat high school, with 30 classrooms, administrative buildings, gymnasium, library, food service, multi-purpose room, amphitheater, sports fields, swimming pool, and 113 surface parking spaces. In addition the project will include up to 36 electric generating wind turbines, a green roof system and photovoltaic panels.

PROJECT SITE: 3210 South Alma, San Pedro

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):

Construct solar panel canopies, measuring a maximum height of 13 1/2 feet, over previously approved parking lots located in the southwest and northeast corners of the property; and increase the height of a chain link fence to 20 feet adjacent to the athletic fields along the baseball field's first base side and along the southern property line for public safety.

FINDINGS

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

The proposed solar panels will increase the alternative energy source for the school to reach the district's goal of 75-100 percent energy self-sufficient. The panels will be located within the two approved paved parking lots of the school. The solar canopies will be lower in height than the surrounding school buildings and will not adversely impact public coastal views. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 policies of the Coastal Act.

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

CALIFORNIA COASTAL COMMISSION

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



5-05-236-A2

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: February 28, 2012

SUBJECT: Permit No. **5-05-236** granted to **Palisades landmark, Inc.** 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 205 space parking lot; project requires 130,000 cubic yards cut and 80,000 cubic yards fill to stabilize Revello landslide on 173,496 square foot lot on RD2-1 and RE9-1 Zoned site; designated Low Medium-II Residential and Low Residential in the Community Plan.

PROJECT SITE: 17331-17333 Tramonto Drive, Pacific Palisades, Los Angeles County

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):

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.

FINDINGS

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

The proposed change is to the type of ownership of the proposed residential units and will include a minor modification to the design to provide attached garages to the proposed units. The proposed design modification will not increase the height or massing of the buildings. Therefore, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

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