

**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](http://www.coastal.ca.gov)

**W20 / F5**

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

*For the*

***April Meeting of the California Coastal Commission***

**MEMORANDUM**

Date: April 11, 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 April 11-13, 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.



## CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT  
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LONG BEACH, CA 90802-4416  
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W20 / F5

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT***For the April Meeting of the California Coastal Commission*

SUPPLEMENTAL MEMORANDUM

Date: April 11-13, 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 April 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 April 13, 2012 and Los Angeles County items on April 11, 2012, as follows:

**On April 11, 2012, the following items for Los Angeles County will be reported to the Commission:**

**REGULAR WAIVERS**

1. 5-12-072-W Mr. Steven Slayden (Venice, City of Los Angeles, Los Angeles County)

**DE MINIMIS WAIVERS**

2. 5-12-046-W David Chung (San Pedro, Los Angeles County)
3. 5-12-054-W Mr. & Mrs. James & Felice Callans (Venice, City of Los Angeles, Los Angeles County)
4. 5-12-055-W Christopher Tragert (Venice, City of Los Angeles, Los Angeles County)
5. 5-12-056-W Los Angeles World Airports, Environmental Service Division, (Los Angeles, Los Angeles County)
6. 5-12-060-W Ralph & Mary Jo Winchester (San Pedro, Los Angeles County)
8. 5-12-063-W Luciana & Timothy Kusserow (Playa Del Rey, Los Angeles County)
12. 5-12-098-W Gary Westling (Torrance, Los Angeles County)

**EXTENSION - IMMATERIAL**

1. 5-10-008-E1 Alex Protasevich (Los Angeles, Los Angeles County)
2. 5-09-221-E1 Mr. & Mrs. Mark Appel (Playa Del Rey, Los Angeles County)

**On April 13, 2012, the following items for Orange County will be reported to the Commission:**

**REGULAR WAIVERS**

2. 5-12-075-W Kim & Tom Bengard (San Clemente, Orange County)

**DE MINIMIS WAIVERS**

1. 5-12-046-W Mr. Jerry Greubel (Newport Beach, Orange County)
7. 5-12-062-W David & Jenny Wojtaszek (Laguna Beach, Orange County)
9. 5-12-092-W Granada Duplex, LLC (San Clemente, Orange County)
10. 5-12-093-W Granada Duplex, LLC (San Clemente, Orange County)
11. 5-12-094-W Granada Duplex, LLC (San Clemente, Orange County)

**IMMATERIAL AMENDMENTS**

1. 5-06-093-A2 County of Orange Resources & Development, (Dana Point, Orange County)

**REGULAR WAIVERS**

1. 5-12-072-W Mr. Steven Slayden (Venice, City Of Los Angeles, Los Angeles County)
2. 5-12-075-W Kim & Tom Bengard (San Clemente, Orange County)

**DE MINIMIS WAIVERS**

1. 5-12-022-W Mr. Jerry Greubel (Newport Beach, Orange County)
2. 5-12-046-W David Chung (San Pedro, Los Angeles County)
3. 5-12-054-W Mr. & Mrs. James & Felice Callans (Venice, City Of Los Angeles, Los Angeles County)
4. 5-12-055-W Christopher Tragert (Venice, City Of Los Angeles, Los Angeles County)
5. 5-12-056-W Los Angeles World Airports, Environmental Service Division, Attn: Robert D. Freeman (Los Angeles, Los Angeles County)
6. 5-12-060-W Ralphy & Mary Jo Winchester (San Pedro, Los Angeles County)
7. 5-12-062-W David & Jenny Wojtaszek (Laguna Beach, Orange County)
8. 5-12-063-W Luciana & Timothy Kusserow (Playa Del Rey, Los Angeles County)
9. 5-12-092-W Granada Duplex Llc (San Clemente, Orange County)
10. 5-12-093-W Granada Duplex, Llc (San Clemente, Orange County)
11. 5-12-094-W Granada Duplex, Llc (San Clemente, Orange County)
12. 5-12-098-W Gary Westling (Torrance, Los Angeles County)

**IMMATERIAL AMENDMENTS**

1. 5-06-093-A2 County Of Orange Resources And Development, Attn: Christopher G Kubasek (Dana Point, Orange County)

**EXTENSION - IMMATERIAL**

1. 5-10-008-E1 Alex Protasevich (Los Angeles, Los Angeles County)
2. 5-09-221-E1 Mr. & Mrs. Mark Appel (Playa Del Rey, Los Angeles County)

**TOTAL OF 17 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>
5-12-072-W Mr. Steven Slayden	Enlarge an existing one-story, 1,213 square foot single-family residence by constructing a 484 square foot, 20-foot high second floor addition (a recreation room with a roof deck above); resulting in a 20-foot high, 1,697 square foot single-family residence (including the attached 375 square foot two-car garage).	2310 Grand Canal, Venice, City Of Los Angeles (Los Angeles County)
5-12-075-W Kim & Tom Bengard	Replace existing concrete patio and walkway with flagstone, modify existing spa by removal of waterfall feature, addition of new fire pit and seawall, increase height of existing patio retaining wall from 4ft. To 6ft. Add stone veneer to retaining wall, new landscpaing with non-invasive, low water use plants, improvements located inland of existing retaining walls.	3912 Calle Ariana, San Clemente (Orange County)

**REPORT OF DE MINIMIS WAIVERS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-022-W Mr. Jerry Greubel	Demolition of two-story existing single-family residence and construction of a new 3,287 sq. ft., three-story, 29' tall (above finished grade), single-family residence with attached 2-car garage and landscape improvements on a bulkhead lot. Grading consisting of 317 cu. yd. cut/fill over-excavation and recompaction for site preparation. No work is proposed to the existing bulkhead and dock system. Drainage from the site will be directed to a trench drain on the bay side of the lot and to dry well drains and French drains for the rest of the lot. Landscaping consists of drought tolerant, non-invasive plants such as toyon, lupine, California poppy and fuschia.	3413 Finley Ave., Newport Beach (Orange County)
5-12-046-W David Chung	New two-story single family residence.	3127 Alma Street, San Pedro (Los Angeles County)
5-12-054-W Mr. & Mrs. James & Felice Callans	Demolition of a one-story, 1,060 square foot single-family residence and detached garage, and construction of a two-story, 27-foot high (with one 31-foot high roof access structure), 2,093 square foot single-family residence with an attached 447 square foot (two-car) garage.	707 Boccaccio Ave., Venice, City Of Los Angeles (Los Angeles County)

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

<p><b>5-12-055-W</b> Christopher Tragert</p>	<p>Construction of a two-story, thirty-foot high (with one 34-foot high roof access structure), duplex with an attached 650 square foot (four-car) garage on a vacant 1,866 square foot lot. The two proposed residential units are 503 and 1,865 square feet in area.</p>	<p>2513 - 2515 Lincoln Blvd., Venice, City Of Los Angeles (Los Angeles County)</p>
<p><b>5-12-056-W</b> Los Angeles World Airports, Environmental Service Division, Attn: Robert D. Freeman</p>	<p>Install and connect approximately 225 feet of new electrical conduit from an existing electrical panel located at 8204 Vista Del Mar. See application for detailed description.</p>	<p>8302 Vista De Mar, Los Angeles (Los Angeles County)</p>
<p><b>5-12-060-W</b> Ralphy &amp; Mary Jo Winchester</p>	<p>Replace existing lattice patio cover with new patio cover.</p>	<p>4050 Bluff Pl., San Pedro (Los Angeles County)</p>
<p><b>5-12-062-W</b> David &amp; Jenny Wojtaszek</p>	<p>Demolition of existing single-family residence, attached garage and pool and construction of new one-story 21' high (above finished grade) 7,807 sq. ft. single-family residence plus a basement level which includes a 5-car garage, new hardscape including retaining walls, raised planters, new pool, spa and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, a trench drain is proposed at the car garage door, excess overflow will be directed to the public storm drain system. Grading consisting of 1,307 cubic yards of cut is proposed for the basement/garage level.</p>	<p>2580 Riviera Drive, Laguna Beach (Orange County)</p>
<p><b>5-12-063-W</b> Luciana &amp; Timothy Kusserow</p>	<p>Conversion of existing duplex to a sfd.</p>	<p>108-110 Fowling Street, Playa Del Rey (Los Angeles County)</p>
<p><b>5-12-092-W</b> Granada Duplex Llc</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>233 Avenida Granada, San Clemente (Orange County)</p>
<p><b>5-12-093-W</b> Granada Duplex, Llc</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>231 Avenida Granada, San Clemente (Orange County)</p>
<p><b>5-12-094-W</b> Granada Duplex, Llc</p>	<p>Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.</p>	<p>229 Avenida Granada, San Clemente (Orange County)</p>
<p><b>5-12-098-W</b> Gary Westling</p>	<p>Modification to portion of existing gable roof to hip roof with no change to existing ridge height; modify existing front window to allow egress; and interior modifications to an existing single-family residence.</p>	<p>623 Paseo Del La Playa, Torrance (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>
<b>5-06-093-A2</b> County Of Orange Resources And Development, Attn: Christopher G Kubasek	A second demonstration trial to study the effects of the water discharge location at the end of the bulkhead for approximately 7-month period from April 15, 2012 through October 31, 2012 as the previous demonstration trial only provided two months worth of data.	Poche Beach Prima Desecha (M01) Flood Control Channel at the San Clemente and Dana Point Boundary, Dana Point (Orange County)

**REPORT OF EXTENSION - IMMATERIAL**

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<b>5-10-008-E1</b> Alex Protasevich	Construction of a 3,497 square foot, 28 foot high (as measured from existing grade), single-family residence, with an attached three car garage, sixty-two subgrade piles, 3,000 cubic yards of grading, 9 to 16 foot retaining walls, and installation of a minimum of four subgrade hydraugers.	17632 Castellammare Dr., Los Angeles (Los Angeles County)
<b>5-09-221-E1</b> Mr. & Mrs. Mark Appel	Addition of 900 square feet of interior space, 391 square foot roof deck, and remodel existing 3 story, 3,497 square foot single-family residence. Final height of structure will be 37 feet.	#3 66th Ave, Playa Del Rey (Los Angeles County)

**CALIFORNIA COASTAL COMMISSION**

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



March 23, 2012

Ronny Levy, Studio By Design  
10935 Camarillo Street  
Toluca Lake, CA 91602

**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:** 5-12-072

**APPLICANT:** Steven M. Slayden

**LOCATION:** 2310 Grand Canal, Venice, City of Los Angeles, County of Los Angeles.

**PROPOSED DEVELOPMENT:** Enlarge an existing one-story, 1,213 square foot single-family residence by constructing a 484 square foot, 20-foot high second floor addition (a recreation room with a roof deck above); resulting in a 20-foot high, 1,697 square foot single-family residence (including the attached 375 square foot two-car garage).

**RATIONALE:** The proposed project, which is located within 300 feet of the mean high tide line (on east bank of Grand Canal) 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 #DIR2011-1878, 7/26/11) and is consistent with the RW1-1 zoning designation, the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area/height increase greater than ten percent of the existing internal floor area/building height (Ca. Regs. Section 13250). The proposed project is consistent with the thirty-foot height limit for the Venice Canals area and adequate on-site parking is provided: a two-car garage and third space on the driveway. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the maintenance of existing permeable landscaped areas on the site (approximately 500 square feet on the 2,700 square foot lot). No additional floor area is being added within fifteen feet of the front (canal-side) property line. Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is also consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals (including all requirements of the prior coastal development permit), 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 **April 11, 2012 meeting in Ventura**. 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  
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March 28, 2012

David Stevens, Oakbrook Landscape Inc.  
26855 Calle Hermosa  
Capistrano Beach, CA 92624

**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#:** 5-12-075                      **APPLICANT:** Thomas Bengard

**LOCATION:** 3912 Calle Ariana, San Clemente (Orange County)

**PROPOSED DEVELOPMENT:** Replace existing concrete patio and walkway with flagstone, modify existing spa by removal of waterfall feature, addition of new fire pit and seatwall, increase height of existing patio retaining wall from 4' to 6', add stone veneer to retaining wall, new landscaping with non-invasive, low water use plants, improvements located inland of existing retaining walls.

**RATIONALE:** The subject site is a 22,705 sq. ft. (0.5 ac) bluff top lot within the Cypress Shore private gated community within the first public road and the sea. The site is designated as Residential Low Density (RL) in the San Clemente Land Use Plan (LUP). The Coastal Act Regulations define coastal bluff as those bluffs, the toe of which is now or was historically (generally within the last 200 years) subject to marine erosion. Therefore, the existing residence is built on the bluff face as are the patio and garden retaining walls. The bluff seaward of this site was previously developed by the Cypress Shore with a passive park including a walkway and road descend down the bluff face for coastal access by residents of gated community. As the proposed development for hardscape and landscaping is within 50 feet of a coastal bluff, the proposed development is not exempt from Coastal Development Permit requirements. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Public coastal access exists in the vicinity at Calafia Beach/San Clemente State Park to the north and Trestles accessway in San Diego County to the south. 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 **April 11-13, 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  
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March 26, 2012

Bradford C. Smith  
425 30<sup>th</sup> Street, Suite 22  
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#:** 5-12-022      **APPLICANT:** Jerry Greubel

**LOCATION:** 3413 Finley Ave., Newport Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of two-story existing single-family residence and construction of a new 3,287 sq. ft., three-story, 29' tall (above finished grade), single-family residence with attached 2-car garage and landscape improvements on a bulkhead lot. Grading consisting of 317 cu. yd. cut/fill over-excavation and recompaction for site preparation. No work is proposed to the existing bulkhead and dock system. Drainage from the site will be directed to a trench drain on the bay side of the lot and to dry well drains and French drains for the rest of the lot. Landscaping consists of drought tolerant, non-invasive plants such as toyon, lupine, California poppy and fuschia.

**RATIONALE:** The subject site is a 2,857 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. 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 the Rivo Alto waterway bay waters is available adjacent to the project site at the 35<sup>th</sup> St. street-end. No development or construction access is proposed seaward of the bulkhead. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. 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 **April 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

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

cc: Commissioners/File

**CALIFORNIA COASTAL COMMISSION**

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



March 29, 2012

David Chung  
1400 260<sup>th</sup> Street  
Harbor City, CA 90710

**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#:** 5-12-046

**APPLICANT:** Young H. Choi

**LOCATION:** 3127 Alma Street, San Pedro

**PROPOSED DEVELOPMENT:** Construction of a two-story 2,850 square foot single-family residence with an attached 871 square foot three car garage, and 5 to 9 foot retaining wall along sides and rear yard.

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

This waiver will not become effective until reported to the Commission at their April 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

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



March 23, 2012

Whitney Sander, Architect  
2434 Lincoln 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:** 5-12-054

**APPLICANTS:** Felice & James Callans

**LOCATION:** 707 Boccaccio Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,060 square foot single-family residence and detached garage, and construction of a two-story, 27-foot high (with one 31-foot high roof access structure), 2,093 square foot single-family residence with an attached 447 square foot (two-car) garage.

**RATIONALE:** The proposed project, which is located about one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-0068-VSO-MEL, 1/10/12) 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 the Commission's 25-to-30-foot height limit for structures in Southeast Venice (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided: a two-car garage and one uncovered parking stall, all accessed from the rear alley, Victoria Court. 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 (1,775 square feet of permeable landscaped area will be maintained on the 4,000 square foot project site). 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 **April 11, 2012 meeting in Ventura** 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



March 26, 2012

Robert Thibodeau, Architect  
529 California Avenue  
Venice, CA 90291

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

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

**WAIVER:** 5-12-055

**APPLICANT:** Christopher Tragert

**LOCATION:** 2513-2515 Lincoln Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Construction of a two-story, thirty-foot high (with one 34-foot high roof access structure), duplex with an attached 650 square foot (four-car) garage on a vacant 1,866 square foot lot. The two proposed residential units are 503 and 1,865 square feet in area.

**RATIONALE:** The project site is a C2-1 zoned lot on the west side of Lincoln Boulevard (Route One) one mile inland of Venice Beach. The paved lot has been used for several years as a vehicle storage area (e.g., sales/rentals). The proposed residential use is allowed in the C2-1 zone, and the proposed project has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-0358-VSO-CDO, 2/10/12). The proposed project conforms to the Commission's density limit for the site and complies with the thirty-foot height limit for structures in Southeast Venice (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided by a four-car garage, accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (280 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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



March 27, 2012

Los Angeles World Airports  
Environmental Services Division  
7301 World Ways West, 3<sup>rd</sup> Flr  
Los Angeles, CA 90045

**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#:** 5-12-056W

**APPLICANT:** Los Angeles World Airports

**LOCATION:** 8302 Vista del Mar, Playa del Rey

**PROPOSED DEVELOPMENT:** Installation of approximately 225 feet of new electrical conduit approximately 18" below grade from an existing electrical panel to a new 240 volt electrical plug adjacent to Vista del Mar Park for temporary air quality monitoring. Project will include removing ice plant in the immediate area and relandscaping with native dune species and providing erosion control measures to minimize sediment runoff during construction and revegetation.

**RATIONALE:** The proposed project is located immediately adjacent to a public park in area that was formally a residential neighborhood. The area is currently secured and that not open to the public. The area is not within the Airport Dunes restoration area nor does the area contain any sensitive native vegetation. Existing ice plant and other debris will be removed to an off-site refuse facility and erosion control measures will be implemented. 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

April 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

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



March 27, 2012

Glenn J. White  
464 W. 39<sup>th</sup> Street  
San Pedro, CA 90731

**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#:** 5-12-060W

**APPLICANT:** Ralph & Mary Winchester

**LOCATION:** 4050 Bluff Place, San Pedro

**PROPOSED DEVELOPMENT:** Replace existing 12 foot x 12 foot lattice patio cover with a new wood 38 foot x 16 foot patio cover.

**RATIONALE:** The proposed project is located on a coastal bluff and will not extend further than the existing patio and will be consistent with a stringline drawn from adjacent patio structures. 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 April 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

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



March 26, 2012

Laidlaw Schultz Architects, Attn: Scott Laidlaw  
 3111 Second Avenue  
 Corona del Mar, 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 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#:** 5-12-062

**APPLICANTS:** David and Jenny Wojtaszek


**LOCATION:** 2580 Riviera Drive, Irvine Cove, Laguna Beach (Orange County)

**PROPOSED DEVELOPMENT:** Demolition of existing single-family residence, attached garage and pool and construction of new one-story 21' high (above finished grade) 7,807 sq. ft. single-family residence plus a basement level which includes a 5-car garage, new hardscape including retaining walls, raised planters, new pool, spa and landscaping. Roof water run-off will be conducted through gutters and downspouts into landscaped areas to allow for natural percolation, a trench drain is proposed at the car garage door, excess overflow will be directed to the public storm drain system. Grading consisting of 1,307 cubic yards of cut is proposed for the basement/garage level.

**RATIONALE:** The subject site is a 10,000 sq. ft. interior lot (not an oceanfront or blufftop lot) seaward of Pacific Coast Highway and located within the existing locked gate community of Irvine Cove, one of the areas of deferred certification in the otherwise certified City of Laguna Beach. Irvine Cove, 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 Crystal Cove State Park (approximately 1½ mile upcoast) and at Crescent Bay (approximately 1 mile down-coast). The development exceeds the Commission's typical parking requirement of two spaces per residential unit. The proposed project is compatible with the character of surrounding development and will not create any new adverse impacts on existing public coastal access. Adequate measures to address water quality have been incorporated into the project design and construction phase of the project. 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 **April 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

Original Signed By  
 by: (Signature on File)   
 KA. \_\_\_\_\_  
 Orange County Area Supervisor



**CALIFORNIA COASTAL COMMISSION**

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



March 27, 2012

Luciana & Timothy Kusserow  
1212 Pine Street  
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#:** 5-12-063

**APPLICANT:** Luciana & Timothy Kusserow

**LOCATION:** 108-110 Fowling Street, Playa del Rey

**PROPOSED DEVELOPMENT:** Convert an existing two-story, 2,267 square foot duplex to a single-family residence

**RATIONALE:** The proposed project is located less than one block from Dockweiler State Beach. The surrounding area is residentially developed with multiple and single-family residences. The applicant has received an Approval in Concept No. ZA-2012-503-AIC from the City of Los Angeles Planning Department (2/24/12). The site is designated as low-density (R3-1) residential. There will be no change to the height or bulk of the existing building and the existing two parking spaces will remain. The Playa del Rey LCP has not been completed. 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 April 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.

Original Signed By  
(Signature on File)

by: \_\_\_\_\_

Al J. Padilla  
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



March 28, 2012

Harold Alzate  
 101 S. El Camino Real Suite #104  
 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#:** 5-12-092

**APPLICANT:** Granada Duplex LLC, attn: Calvin Nguyen

**LOCATION:** 233 Avenida Granada, San Clemente, Orange County

**PROPOSED DEVELOPMENT:** Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

**RATIONALE:** The subject lot is an inland 4,099 sq. ft. lot designated RH Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente City Council Resolution PC 10-039 (Tentative Parcel Map No. 2010-123, 11/04/10). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. 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. The exclusion does not apply to development for which a lot split, parcel map or subdivision map is required, and therefore, Commission approval is necessary. The development proposes four parking spaces per unit, meeting 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 **April 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

by \_\_\_\_\_  
 K/ Original Signed By  
 (Signature on File)  
 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 28, 2012

Harold Alzate  
 101 S. El Camino Real Suite #104  
 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#:** 5-12-093

**APPLICANT:** Granada Duplex LLC, attn: Calvin Nguyen

**LOCATION:** 231 Avenida Granada, San Clemente, Orange County

**PROPOSED DEVELOPMENT:** Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

**RATIONALE:** The subject lot is an inland 3,915 sq. ft. lot designated RH Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente City Council Resolution PC 10-038 (Tentative Parcel Map No. 2010-122, 11/04/10). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. 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. The exclusion does not apply to development for which a lot split, parcel map or subdivision map is required, therefore Commission approval is necessary. The development proposes four parking spaces per unit, meeting 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 **April 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

by: Original Signed By  
 KAI (Signature on File)  
 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 28, 2012

Harold Alzate  
 101 S. El Camino Real Suite #104  
 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#:** 5-12-094

**APPLICANT:** Granada Duplex LLC, Attn: Calvin Nguyen

**LOCATION:** 229 Avenida Granada, San Clemente, Orange County

**PROPOSED DEVELOPMENT:** Conversion of a duplex on a single lot into two (2) condominium units. Four (4) parking spaces are provided on site.

**RATIONALE:** The subject lot is an inland 3,931 sq. ft. lot designated RH Multiple Family Residential in the certified City of San Clemente Land Use Plan (LUP). The proposed project has been approved by the City of San Clemente City Council Resolution PC 10-037 on 11/04/10 (Tentative Parcel Map No. 2010-121, June 2010). The proposed development consists of a conversion of an existing duplex into a two-unit condominium. 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. The exclusion does not apply to development for which a lot split, parcel map or subdivision map is required, therefore Commission approval is necessary. The development proposes four parking spaces per unit, meeting 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 **April 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

by Original Signed By  
 K/ (Signature on File)

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

**5-06-093-A2****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** March 22, 2012  
**SUBJECT:** Coastal Development Permit #5-06-093 granted to County of Orange, RDMD for:

Construction of a 1,120 sq ft ultraviolet light oxidation water disinfection facility to collect, filter, and disinfect urban runoff water from the Prima Deshecha Cañada flood control channel (M01) discharging ~97% of treated outflow back at the mouth of the M01 channel into existing beach pond prior to reaching the ocean (3% backwash discharged to sewer). The facility includes a rubber dam, wet well, pump, filters, media filtration tanks, water conveyance PVC pipes (i.e., suction pump inlet supply line, backwash line, and discharge line), electrical supply and two parking spaces for maintenance personnel.

**AT:** Poche Beach, San Clemente/Dana Point boundary (Orange 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):

**DESCRIPTION OF AMENDMENT REQUEST:**

Relocate the outflow discharge from the current location at the mouth of the channel, to the high intertidal zone of the beach, for a second demonstration trial, this time for a longer duration period of 1-year from April 15, 2012 through April 15, 2013. The proposed discharge would utilize the existing rigid 8" diameter PVC discharge pipe along an adjacent wood bulkhead and discharge the treated water at the end of the wood bulkhead closer to the intertidal zone bypassing the existing beach pond completely. Monitor flexible pipe, water quality, pond size/water levels for the 1-year duration of the trial and provide a final report with trial findings and recommendations. A new permit amendment is required for a permanent change to the underlying Coastal Development Permit 5-06-093.

**FINDINGS:**

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit. No permanent development is proposed, only a trial test period to gather data using a different discharge location for the treated outflow. Water quality data collected Aug-Dec 2010 demonstrated the need to test a different outfall location as the desired water quality levels were not attained with the current discharge location. The proposed project will not result in any adverse impacts to coastal resources or access. A special condition was imposed on the underlying permit requiring an amendment to the permit from the Commission for any change to the outflow discharge location. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals and will not prejudice the City's or County'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 **Liliana Roman** at the Commission Area office in Long Beach (562) 590-5071.

**CALIFORNIA COASTAL COMMISSION**  
SOUTH COAST DISTRICT

200 Oceangate, 10th Floor  
LONG BEACH, CA 90802-4416  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



April 3, 2012

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Alex Protasevich**

has applied for a one year extension of Permit No: **5-10-008-E1**


granted by the California Coastal Commission on: **March 10, 2010**

for **Construction of a 3,497 square foot, 28 foot high (as measured from existing grade), single-family residence, with an attached three car garage, sixty-two subgrade piles, 3,000 cubic yards of grading, 9 to 16 foot retaining walls, and installation of a minimum of four subgrade hydraugers.**

at **17632 Castellammare Dr., Los Angeles (Los Angeles County)**

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

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

Sincerely,  
**CHARLES LESTER**  
Executive Director 

Original Signed By  
(Signature on File)

Coastal Program Analyst

cc: Local Planning Dept.

**CALIFORNIA COASTAL COMMISSION**  
SOUTH COAST DISTRICT

200 Oceangate, 10th Floor  
LONG BEACH, CA 90802-4416  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)



April 2, 2012

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Mr. & Mrs. Mark Appel**  
has applied for a one year extension of Permit No: **5-09-221-E1**  
granted by the California Coastal Commission on: **March 10, 2010**

for **Addition of 900 square feet of interior space, 391 square foot roof deck, and remodel existing 3 story, 3,497 square foot single-family residence. Final height of structure will be 37 feet.**

at **#3 66th Ave, Playa Del Rey (Los Angeles County)**

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

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

Sincerely,  
CHARLES LESTER  
Executive Director

Original Signed By  
(Signature on File)

\_\_\_\_\_  
Coastal Program Analyst

cc: Local Planning Dept.