

CALIFORNIA COASTAL COMMISSION
SOUTH COAST DISTRICT200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov**W13/W16****SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the**May Meeting of the California Coastal Commission*

MEMORANDUM

Date: May 9, 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 May 9, 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. 5-12-105-W Brian Twoomey & Julia Webb (Hermosa Beach, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-12-023-W Mr. & Mrs. Phil & Joan McCormac (Newport Beach, Orange County)
2. 5-12-044-W Jon & Linda Prun (Newport Beach, Orange County)
3. 5-12-068-W City Of Los Angeles, Dept. Of Public Works, Bureau Of Engineers, Attn: Mr. Jon Haskett (Venice, City Of Los Angeles, Los Angeles County)
4. 5-12-077-W Ennio Schiappa (Hermosa Beach, Los Angeles County)
5. 5-12-085-W Rod & Melissa Memmott (Newport Beach, Orange County)
6. 5-12-086-W Rod & Melissa Memmott (Newport Beach, Orange County)
7. 5-12-096-W William Scott Brown (Newport Beach, Orange County)
8. 5-12-097-W John Kilbane; Michael Sitrick (Pacific Palisades, Los Angeles County)
9. 5-12-104-W Lisa Firestone (Santa Monica, Los Angeles County)
10. 5-12-108-W Keter Construction & Development (Venice, City Of Los Angeles, Los Angeles County)
11. 5-12-115-W Gary Hunt (Newport Beach, Orange County)
12. 5-12-116-W Dennis Gimian (Newport Beach, Orange County)
13. 5-12-119-W Noah Croaft & Belinda Tan; Belinda Tan (Venice, City Of Los Angeles, Los Angeles County)
14. 5-12-120-W City Of Santa Monica, Attn: Judith Meister (Santa Monica, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-06-132-A1 California Department Of Fish And Game, Attn: Theresa Stewart, Senior Biologist (Playa Del Rey, Los Angeles County)

TOTAL OF 16 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>
5-12-105-W Brian Twoomey & Julia Webb	Addition of 639.72 sq. ft. to an existing 2006 sq. ft., 33' high single family residence, resulting in a 2645 sq. ft., 33' high single family residence.	3419 Manhattan Ave, Hermosa Beach (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-023-W Mr. & Mrs. Phil & Joan McCormac	Demolition of existing single family residence and construction of a new, 27 foot, 8 inch high, 4911 sq. ft. single family residence.	42 Beacon Bay, Newport Beach (Orange County)
5-12-044-W Jon & Linda Prun	Demolition of an existing two-story single-family residence and construction of a new 3,780 sq. ft., three-story, plus 2,102 sq. ft. basement level, 29' tall, single family residence with a 592 sq. ft. attached three-car garage, plus 403 sq. ft. in second story decks and 374 sq. ft. roof deck, hardscape improvements and grading for basement level and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system.	3322 Seaview Ave (Corona Del Mar), Newport Beach (Orange County)
5-12-068-W City Of Los Angeles, Dept. Of Public Works, Bureau Of Engineers, Attn: Mr. Jon Haskett	At the end of Hurricane Street on the west bank of Grand Canal: 1) demolish and reconstruct (using reinforced concrete) the existing semi-circular structure surrounding the maintenance hole for the Coastal Interceptor Sewer in Grand Canal; 2) reconstruct a thirty-foot long segment of the five-foot wide sidewalk and canal embankment using sheet piles and concrete; 3) install a drop catch basin (with filter) in the street, an eighteen-inch diameter conveyance pipe between the catch basin and the canal, and an eighteen square foot energy dissipater (crushed rock) below the drainage pipe outlet; 4) install a safety railing, curb and gutter across the end of Hurricane Street; and, 5) remove debris (bricks and concrete chunks) and non-native plants from the project area and re-vegetate 84 square feet of the canal bank with native plants.	134-140 Hurricane Street, Venice, City Of Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-077-W Ennio Schiappa</p>	<p>Demolition of an existing duplex and construction of a new, 8270 sq. ft., 28'3" high, three unit condominium</p>	<p>1101 Cypress Ave., Hermosa Beach (Los Angeles County)</p>
<p>5-12-085-W Rod & Melissa Memmott</p>	<p>Remove an existing mobile home and install a new 1,330 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system and a 226 sq. ft. attached one-car aluminum carport awning. No grading is proposed. Hardscape (concrete patio and carport) totaling 619 sq. ft. in area and 444 sq. ft. in landscape area proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>253 Mayflower, Newport Beach (Orange County)</p>
<p>5-12-086-W Rod & Melissa Memmott</p>	<p>Remove an existing mobile home and install a new 1,411 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system and a 200 sq. ft. attached one-car aluminum carport awning. No grading is proposed. Hardscape (concrete patio and carport) totaling 717 sq. ft. in area and 460 sq. ft. in landscape area proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.</p>	<p>97 Yorktown, Newport Beach (Orange County)</p>
<p>5-12-096-W William Scott Brown</p>	<p>Demolition of an existing single story single family residence and construction of a new three story, 30' high, 1,452 sq. ft. single family residence including attached 2-car garage, covered patio, second story balcony deck and roof deck, landscape and hardscape improvements. Minimum grading consisting of 16 cu. yds. of cut and 8 cu. yds. of fill for soil re-compaction and site preparation is proposed. Drainage from the roof will be directed to landscaped areas and surface water will be infiltrated on-site with landscaped areas and perforated trench drains. Landscape is proposed utilizing drought tolerant non-invasive plants.</p>	<p>1702 Park Ave (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-097-W John Kilbane Michael Sitrick</p>	<p>Demolition of an existing single-family residence and construction of a two-story, 33 foot high, 3,335 square foot single-family residence, with attached two-car garage.</p>	<p>16780 Bollinger Dr., Pacific Palisades (Los Angeles County)</p>
<p>5-12-104-W Lisa Firestone</p>	<p>Replace proposed stairway with an elevator with an approximately 13ft. x 7ft. roof top enclosure for the elevator and wquipment room, extending 10 ft. above roof deck, or 6ft.-9in. Above the top of parapet, for a total height of 33ft09in. Above finished grade.</p>	<p>126 Hollister Ave., Santa Monica (Los Angeles County)</p>
<p>5-12-108-W Keter Construction & Development</p>	<p>Demolition of a one-story, 682 square foot single-family residence and detached garage on a 4,250 square foot lot, and construction of a three-story, 28-foot high, 3,540 square foot single-family residence with an attached 324 square foot (two-car) garage, and a 17'x 9' swimming pool in the side court yard.</p>	<p>936 Milwood Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-115-W Gary Hunt</p>	<p>Demolition of the existing single family residence and construction of a new, 2720 sq. ft., 32' high single family residence</p>	<p>129 Topaz Ave. (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-116-W Dennis Gimian</p>	<p>Demolition of an existing single-family residence and construction of a new three-story, 2,723 sq. ft., 29' tall, single family dwelling with second story balcony decks, roof deck, attached 2-car garage, landscape and hardscape improvements. Grading consisting of 283 cu. yds. cut and 227 cu. yds. fill for soil re-compaction and site preparation to meet 100-year flood plan requirements is proposed. Permeable surfaces surround the proposed structure to provide onsite infiltration of water runoff prior to the main storm drain system. Landscaping proposed to be non-invasive and minimal water use plants such as lavender.</p>	<p>318 Amethyst Ave (Balboa Island), Newport Beach (Orange County)</p>
<p>5-12-119-W Noah Croaft & Belinda Tan Belinda Tan</p>	<p>Demolition of a one-story, 1,220 square foot single-family residence on a 5,402 square foot lot, and construction of a modular two-story, 25-foot high, 1,712 square foot single-family residence. On-site parking is provided by an existing detached two-car garage and a third uncovered parking space next to the garage.</p>	<p>911 Palms Blvd, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-12-120-W City Of Santa Monica, Attn: Judith Meister</p>	<p>Installation of public safety signs and path markings along Marvin Braude Beach Bike Trail within the City of Santa Monica</p>	<p>Santa Monica Beach Trail, Santa Monica (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>5-06-132-A1 California Department Of Fish And Game, Attn: Theresa Stewart, Senior Biologist</p>	<p>Install four bike racks, four 6 foot long benches and four 3 foot by 3 foot interpretive signs, with cement footings within Area A of Ballona Wetlands Ecological Reserve. All improvements are designed to be moveable and all located within gravel vehicle access maintenance road.</p>	<p>Ballona Wetlands, Adjacent To Fiji Way, Marina Del Rey, And Along Ballona Creek, Near Lincoln, Culver And Jefferson Boulevards, Playa Del Rey (Los Angeles County)</p>

CALIFORNIA COASTAL COMMISSION

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



4/18/2012

Srouer + Assoc.
1001 6th St., Suite 110
Manhattan Beach, CA 90266

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#: 5-12-105-W

APPLICANT: Brian Twoomey and Julia Webb

LOCATION: 3419 Manhattan Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Addition of 639.72 sq. ft. to an existing 2006 sq. ft., 33' high single family residence, resulting in a 2645 sq. ft., 33' high single family residence

RATIONALE: The subject lot is a 1715 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Hermosa Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards French drains and permeable landscaped areas, for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 2012 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



April 23, 2012

Miguel Fernandez
27068 La Paz Road # 641
Aliso Viejo, CA 92656

**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#: 5-12-044

APPLICANT: Jon and Linda Prun

LOCATION: 3322 Seaview Avenue, Corona del Mar, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing two-story single-family residence and construction of a new 3,780 sq. ft., three-story, plus 2,102 sq. ft. basement level, 29' tall, single family residence with a 592 sq. ft. attached three-car garage, plus 403 sq. ft. in second story decks and 374 sq. ft. roof deck, hardscape improvements and grading for basement level and site preparation. Drainage from the roof and surface water will be infiltrated on-site before entering the main storm drain system.

RATIONALE: The subject site is a 4,442 sq. ft. lot designated R-1, one-unit residential in the City of Newport Beach Land Use Plan (LUP) and is located on an inland lot in Corona del Mar. Some Newport Beach residential projects sited on inland lots are excluded from CDP requirements under Categorical Exclusion E-77-5. However, the proposed project does not qualify for such an exclusion as it exceeds the 1.5 floor to buildable-lot area ratio and therefore requires a CDP. 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 beach is located two blocks southeast of the site at the public ramp down the bluff to Big Corona Beach. 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 **May 9-11, 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: _____
KARL _____
Supervisor Regulation and Planning

cc: Commissioners/File

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4/18/2012

Srouer + Associates
1001 6th Street, Suite 110
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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- 077-W

APPLICANT: Ennio Schiappa

LOCATION: 1101 Cypress Ave., Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing duplex and construction of a new, 8270 sq. ft., 28' 3" high, three unit condominium.

RATIONALE: The subject lot is a 5005 sq. ft. inland lot designated as high density residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Eight parking spaces are provided on site, exceeding the Commission's typically applied requirement of two parking spaces per unit. Runoff is directed towards to infiltration trenches and permeable areas, for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-11, 2012 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

April 23, 2012



City of Los Angeles Dept. of Public Works, Bureau of Engineering
Attn: William Jones, Environmental Specialist II
1149 S. Broadway, 6th Floor, MS 939
Los Angeles, CA 90015

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

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

WAIVER: 5-12-068 **APPLICANT:** City of Los Angeles Dept. of Public Works

LOCATION: 134-140 Hurricane Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: At the end of Hurricane Street on the west bank of Grand Canal: 1) demolish and reconstruct (using reinforced concrete) the existing semi-circular structure surrounding the maintenance hole for the Coastal Interceptor Sewer in Grand Canal; 2) reconstruct a thirty-foot long segment of the five-foot wide sidewalk and canal embankment using sheet piles and concrete; 3) install a drop catch basin (with filter) in the street, an eighteen-inch diameter conveyance pipe between the catch basin and the canal, and an eighteen square foot energy dissipater (crushed rock) below the drainage pipe outlet; 4) install a safety railing, curb and gutter across the end of Hurricane Street; and, 5) remove debris (bricks and concrete chunks) and non-native plants from the project area and re-vegetate 84 square feet of the canal bank with native plants.

RATIONALE: This public works repair project is located in Hurricane Street and Grand next to the Venice Pumping Plant Canal. The proposed development is designed within the footprint of the existing development, except for the energy dissipater necessary for the street drain outlet. The drainage control component of the project is necessary to repair and protect the canal bank at the end of Hurricane Street which has been eroded by uncontrolled sheet flow. The Biological Assessment Report (by Wm. Jones, 2/23/12) for the project states that less than twelve square feet of vegetation will be disturbed by the repairs, and the area for planting new vegetation will be increased by 112 square feet with the removal of bricks and concrete from the canal. The project includes implementation of the Recommendations set forth in the Biological Assessment Report, including planting 84 square feet of the canal bank with native plants (pickleweed and salt grass) and at least two years of monitoring. The proposal includes construction BMPs to prevent discharges and other adverse impacts to the waterway. As proposed, the project will not have significant adverse impacts to sensitive habitat, water quality or marine resources. The project will maintain the existing continuous public access trail on the west bank of Grand Canal. Therefore, the proposed project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **May 9, 2012 meeting in San Rafael** 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

CHA
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



April 23, 2012

Steve Almquist
22481 Goldrush
Lake Forest, CA 92630

**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#: 5-12-085 **APPLICANT:** Rod and Melissa Memmott

LOCATION: 253 Mayflower (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and install a new 1,330 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system and a 226 sq. ft. attached one-car aluminum carport awning. No grading is proposed. Hardscape (concrete patio and carport) totaling 619 sq. ft. in area and 444 sq. ft. in landscape area proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.

RATIONALE: The subject site consists of a 2,613 sq. ft. mobile home space located on a larger parcel designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject site is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One (1) parking space is provided on site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds, a total of 160 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program 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 **May 9-11, 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


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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April 23, 2012

Steve Almquist
22481 Goldrush
Lake Forest, CA 92630

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#: 5-12-086 **APPLICANT:** Rod and Melissa Memmott

LOCATION: 97 Yorktown (Bayside Village Mobile Home Park), Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Remove an existing mobile home and install a new 1,411 sq. ft. one-story 16' tall manufactured home with steel pier tiedown foundation system and a 200 sq. ft. attached one-car aluminum carport awning. No grading is proposed. Hardscape (concrete patio and carport) totaling 717 sq. ft. in area and 460 sq. ft. in landscape area proposed. Drainage from the roof and concrete patio proposed to be directed into landscaped areas for onsite infiltration before entering the main storm drain system. Landscaping proposed to be drought tolerant and non-invasive plants.

RATIONALE: The subject site consists of a 2,612 sq. ft. mobile home space located on a larger parcel designated as Multiple Residential (RM) in the City of Newport Beach Land Use Plan (LUP) and is located between the first public road and the sea. The subject site is located in the Bayside Village Mobile Home Park which is identified by the City as one of its affordable housing resources. However, the City does not include any of the mobile homes in their inventory of affordable units within the City because these mobile home parks are regulated by HCD, not the City. The proposed project will not change any existing affordable restrictions, will not result in any division of land or change the manner of ownership of the land, and will not adversely impact the inventory of lower cost housing available in the Coastal Zone. One (1) parking space is provided on site. Additional parking for the guests and residents of the Bayside Village Mobile Home Park is provided within the park grounds, a total of 160 parking spaces. The proposed project is designed to be compatible with the character of the surrounding development. Public access is not available on site, but the proposed development will not change public access conditions on-site. Public access to the Upper Newport Bay is available near the site at the end of North Bayside Drive. Directing storm drain runoff to permeable surfaces is consistent with the marine protection policies of the Coastal Act. The proposed project design is compatible with the character of surrounding development and does not have any negative affects on visual or coastal resources, public recreation or coastal access. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program 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 **May 9-11, 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


KARL SCHWING
Orange County Area Supervisor

CALIFORNIA COASTAL COMMISSION

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



April 23, 2012

William Guidero
425 30th St. Suite 23
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#: 5-12-096

APPLICANT: William Scott Brown

LOCATION: 1702 Park Avenue, Balboa Island, Newport Beach, Orange County

PROPOSED DEVELOPMENT: Demolition of an existing single story single family residence and construction of a new three story, 30' high, 1,452 sq. ft. single family residence including attached 2-car garage, covered patio, second story balcony deck and roof deck, landscape and hardscape improvements. Minimum grading consisting of 16 cu. yds. of cut and 8 cu. yds. of fill for soil re-compaction and site preparation is proposed. Drainage from the roof will be directed to landscaped areas and surface water will be infiltrated on-site with landscaped areas and perforated trench drains. Landscape is proposed utilizing drought tolerant non-invasive plants.

RATIONALE: The subject lot is a 1,800 sq. ft. inland lot on Balboa Island designated as Two Family Residential in the City's Certified Land Use Plan. The proposed project has been approved by the City of Newport Beach Planning Department (AIC 2012014). 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 access to the bay is available approximately 200 feet east of the site at the Park Ave street end at E Bayfront Ave via a public walkway encompassing the entire island. Adequate measures to address water quality have been incorporated during construction and into the project design. Water runoff from roof patio areas will be directed to permeable and landscaped areas; surface flows will be directed to landscaped areas along the back portion of the lot and to area drains leading to an underground drainage system at the front portion of the lot prior to discharge to the main storm drain system at the frontage road. The use of drought-tolerant plants will minimize runoff from landscaping. 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 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 9-11, 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: _____
KARL
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



April 26, 2012

John Kilbane
2716 Ocean Park Blvd, #2026
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#: 5-12-097W

APPLICANT: Michael Sitrick

LOCATION: 16780 Bollinger Dr, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a two-story, 33 foot high, 3,335 square foot single-family residence, with attached two-car garage.

RATIONALE: The project site is approximately 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-747-AIC from the City of Los Angeles Planning Department (2/28/12). 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 May 9-10, 2012 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required

CHARLES LESTER
Executive Director

by: _____

Al J. Padilla
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



April 26, 2012

Warren Techentin
2801 Hyperion Ave., Ste 103
Los Angeles, CA 90027

**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#: 5-12-104

APPLICANT: Lisa Firestone


LOCATION: 126 Hollister Avenue, Santa Monica

PROPOSED DEVELOPMENT: Replace proposed stairway with an elevator with an approximately 13' x 7' roof top enclosure for the elevator and equipment room, extending 10' above roof deck, or 6'-9" above the top of parapet, for a total height of 33'-9" above finished grade.

RATIONALE: The change is a revision to the previously approved 4,093 square foot single-family residence currently under construction (5-08-022-W). The elevator shaft will not significantly increase overall height of the single-family residence and will not adversely impact any coastal views. 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 May 9-10, 2012 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by:  _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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

April 25, 2012



Greg Misakyan
6277 Van Nuys Boulevard, #118
Van Nuys, CA 91401

**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: 5-12-108 **APPLICANT:** Keter Construction & Development, Inc.

LOCATION: 936 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 682 square foot single-family residence and detached garage on a 4,250 square foot lot, and construction of a three-story, 28-foot high, 3,540 square foot single-family residence with an attached 324 square foot (two-car) garage, and a 17'x 9' swimming pool in the side court yard.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0885, 4/5/12) 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 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the attached garage and a third space on the driveway, all accessed from the rear alley, Milwood 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 (1,657 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 **May 9, 2012 meeting in San Rafael** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



4/26/2012

William Guidero
 425 30th St, Suite 23
 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- 115-W**APPLICANT: Gary Hunt****LOCATION: 129 Topaz Ave, Newport Beach, Orange County****PROPOSED DEVELOPMENT:** Demolition of the existing single family residence and construction of a new, 2720 sq. ft., 32' high single family residence

RATIONALE: The subject lot is a 2550 sq. ft. inland lot designated as Two Family Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept 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. Runoff is directed towards infiltration trenches, for on-site infiltration. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their May 9-10, 2012 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
 Executive Director

by:
 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



April 24, 2012

Bradford C. Smith
425 30th Street #22
Newport Beach, CA 92658

**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#: 5-12-116 **APPLICANT:** Dennis Gimian

LOCATION: 318 Amethyst Ave., Balboa Island, Newport Beach (Orange County)

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new three-story, 2,723 sq. ft., 29' tall, single family dwelling with second story balcony decks, roof deck, attached 2-car garage, landscape and hardscape improvements. Grading consisting of 283 cu. yds. cut and 227 cu. yds. fill for soil re-compaction and site preparation to meet 100-year flood plan requirements is proposed. Permeable surfaces surround the proposed structure to provide onsite infiltration of water runoff prior to the main storm drain system. Landscaping proposed to be non-invasive and minimal water use plants such as lavender.

RATIONALE: The subject site is a 2,550 sq. ft. 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 such as a trench drain along the length of the driveway at the alley and French drains at the front of the lot. Public coastal access to Newport Bay is available ~150 feet north of the site at Amethyst Ave and N. 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 **May 9-10, 2012** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
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

April 30, 2012



Noah Craft & Belinda Tan
911 Palms 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: 5-12-119 **APPLICANTS:** Noah Craft & Belinda Tan

LOCATION: 911 Palms Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,220 square foot single-family residence on a 5,402 square foot lot, and construction of a modular two-story, 25-foot high, 1,712 square foot single-family residence. On-site parking is provided by an existing detached two-car garage and a third uncovered parking space next to the garage.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-1068, 4/24/12) 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 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the detached garage and a third space next to the garage, all accessed from the rear alley, Milwood 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 (2,999 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 **May 9, 2012 meeting in San Rafael** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



April 27, 2012

City of Santa Monica
1685 Main Street
Santa Monica, CA 90401

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#: 5-12-120-W

APPLICANT: City of Santa Monica


LOCATION: Santa Monica Beach Trail, Santa Monica

PROPOSED DEVELOPMENT: Installation of public safety and wayfinding signs and markings along portions of the 2.5 mile Marvin Braude Beach Bike Trail. Existing signs and pavement markings will be replaced and 16 new 8-foot high poles will be added for additional signs. Typical signs will vary from 24 inches wide by 8 inches to 24 inches high.

RATIONALE: The signs and markings are to improve pedestrian and bicyclist use of the bicycle trail and pedestrian walkways along the beach. The signs will help reduce conflicts between the various users and provide direction to public facilities.

This waiver will not become effective until reported to the Commission at their May 9-10, 2012 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: 
Al J. Padilla
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



5-06-132-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: April 26, 2012
SUBJECT: Permit No. 5-06-132 granted to California Department of Fish and Game for:

Install informational signs at five locations on periphery of the wetland, remove unauthorized signs including "no trespassing" and "private property" signs, install trash and recycling receptacles in four locations; repair and replace existing fencing; install new 48-inch high fencing along westernmost property line; install 48 inch high split rail fence and/or temporary removable barriers at several locations along Culver Boulevard to prevent unauthorized vehicular access.

PROJECT SITE: Ballona Wetlands Ecological Reserve, Area A, 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):

Install four bike racks, four 6 foot long benches and four 3 foot by 3 foot interpretive signs, with cement footings within Area A of Ballona Wetlands Ecological Reserve. All improvements are designed to be moveable and all located within gravel vehicle access maintenance road.

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):

During the current planning phase of the Ballona Wetland restoration, the applicant is proposing to open, for limited public access, the gated Area A wetland area off of Fiji Way. An existing gravel maintenance road will be used for the installation of the improvements and to allow guided tours. The temporary improvements and tours will be restricted to the existing road located in the southwest corner of Area A. Construction will be limited to pouring concrete footings for the minor improvements. All construction debris will be removed from the site. The proposed project will not impact wetlands and will allow controlled public passive recreation access in an area where access has been prohibited. 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.