

CALIFORNIA COASTAL COMMISSION

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



June 6, 2012

Otis Architecture
Attn: Karen Otis
16871 Sea Witch Lane
Huntington Beach, CA 92649

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

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

WAIVER#: 5-12-089 **APPLICANT:** Jack Shohet

LOCATION: 770 Pacific Coast Highway, Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Conversion of an existing 3,245 square foot commercial store into a medical office. The project also includes the addition of 985 square feet for a 2nd attached medical office. Post project, the building will consist of 4,470 square feet. Twenty-four (24) parking spaces will be provided on-site. The building will be approximately 22-feet in height above existing grade. No grading is proposed. Drainage from the surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The project site is a 16,979 square foot inland lot adjacent to Pacific Coast Highway and is designated as General Commercial in the City of Seal Beach Zoning Code. The proposed development is a commercial use allowed on General Commercial sites and is designed to be compatible with the character of the surrounding development. The proposed project provides twenty-four (24) parking spaces, which exceeds the City's parking requirement of twenty-two (22) parking spaces. Public access to the beach exists west of the project site at the end of 8th Street. 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. The proposed development would not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with past Commission actions in the area and the Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 13-15, 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

cc: Commissioners/File

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

W7 and Th8**SOUTH COAST DISTRICT (LONG BEACH)
DEPUTY DIRECTOR'S REPORT***For the**June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 13, 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 June 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
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
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W7 / Th8**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT***For the June Meeting of the California Coastal Commission*

SUPPLEMENTAL MEMORANDUM

Date: June 13-14, 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 June 13, 2012 and Los Angeles County items on June 14, 2012, as follows:

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

DE MINIMIS WAIVERS

4. 5-12-129-W Claire & Marella Logsdon (Seal Beach, Orange County)

AMENDMENT - IMMATERIAL

3. 5-07-085-A1 The New Home Company (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-08-221-E2 Facilities, Design & Const., Hoag Memorial Hospital Presbyterian (Newport Beach, Orange County)
2. 5-09-055-E2 Bay Island Club (Newport Beach, Orange County)

On April 14, 2012, the following items for Los Angeles County will be reported to the Commission:

REGULAR WAIVERS

1. 5-12-122-W The Tuna Club Avalon, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-12-109-W 1308 Pacific Avenue, LLC. (Venice, Los Angeles County)
2. 5-12-114-W Rayburn Properties, LLC. (Hermosa Beach, Los Angeles County)
3. 5-12-123-W Michael, Peter, and Jane Levin (Venice, Los Angeles County)
5. 5-12-135-W Eli Holzman (Venice, Los Angeles County)
6. 5-12-143-W City of Long Beach, Los Angeles County)

AMENDMENTS - IMMATERIAL

1. 5-95-055-A13 City of Long Beach, (Long Beach, Los Angeles County)
2. 5-05-113-A1 AT&T Wireless (Pacific Palisades, Los Angeles County)

REGULAR WAIVERS

1. 5-12-122-W The Tuna Club, Attn: Mr. Christopher Torre, President (Avalon, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-12-109-W 1308 Pacific Avenue, Llc, Attn: Belal Al-Shawe (Venice, City Of Los Angeles, Los Angeles County)
2. 5-12-114-W Rayburn Properties, Llc, Attn: Robert Rayburn (Hermosa Beach, Los Angeles County)
3. 5-12-123-W Michael, Peter, And Jane Levin (Venice, City Of Los Angeles, Los Angeles County)
4. 5-12-129-W Claire & Marella Logsdon (Seal Beach, Orange County)
5. 5-12-135-W Eli Holzman (Venice, City Of Los Angeles, Los Angeles County)
6. 5-12-143-W City Of Long Beach, Dept. Of Parks, Recreation, And Marine (Long Beach, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-95-055-A13 City of Long Beach, Attn: Ira Brown (Long Beach, Los Angeles County)
2. 5-05-113-A1 AT&T Wireless, Attn: Chris Rizza (Pacific Palisades, Los Angeles County)
3. 5-07-085-A1 The New Home Company, Attn: Mr. Tom Redwitz (Newport Beach, Orange County)

EXTENSION - IMMATERIAL

1. 5-08-221-E2 Facilities, Design & Const., Hoag Memorial Hospital Presbyterian, Attn: Cary Brooks, Sr. Project Manager (Newport Beach, Orange County)
2. 5-09-055-E2 Bay Island Club (Newport Beach, Orange County)

TOTAL OF 12 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>
5-12-122-W The Tuna Club, Attn: Mr. Christopher Torre, President	Repair an existing pile-supported clubhouse in Avalon Bay by replacing one deteriorated timber pile under the structure with a new 12"x 12" timber post. The new post will be supported by an existing concrete block.	100 St. Catherine Wy, Avalon (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>
5-12-109-W 1308 Pacific Avenue, Llc, Attn: Belal Al-Shawe	Construction of a three-story, 35-foot high (with a 39-foot high roof access structure), 3,514 square foot single-family residence with an attached 800 square foot garage on a vacant 2,400 square foot lot. Approximately 280 cubic yards of material will be exported from the site.	1308 Pacific Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-114-W Rayburn Properties, Llc, Attn: Robert Rayburn	Demolition of the existing four residential unit complex and construction of four separate detached condominium units with a maximum height of 30 feet and a total gross floor area of 10,608 square feet. Eight covered parking spaces will be provided on site.	726 Loma Drive, Hermosa Beach (Los Angeles County)
5-12-123-W Michael, Peter, And Jane Levin	Demolition of a one-story, 1,218 square foot single-family residence on a 2,502 square foot beach fronting lot. The site will be graded, fenced, and maintained by the owners as a vacant lot. A 42-inch high wrought iron fence and landscaping will be installed along the front (Ocean Front Walk) property line.	2709 Ocean Front Walk, Venice, City Of Los Angeles (Los Angeles County)
5-12-129-W Claire & Marella Logsdon	Removal of an existing 564 square foot one-story mobile home and installation of a new 895 square foot one-story mobile home. The maximum height of the residence will not exceed 25 feet above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.	11 Cottonwood Ln., Seal Beach (Orange County)
5-12-135-W Eli Holzman	Connect two detached residences and convert into one single-family residence. The project includes construction of a 283 square foot addition, resulting in a two-story, 23-foot high, 1,916 square foot single-family residence with an attached three-car garage.	730 Superba Avenue, Venice, City Of Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-12-143-W City Of Long Beach, Dept. Of Parks, Recreation, And Marine</p>	<p>Install a "Big Wave" memorial in remembrance of Mark Bixby. The seven-foot high stainless steel wave sculpture will be supported by a one-foot high 12'x 8' concrete pedestal to be constructed within an existing 15'x 15' planter located at the southeast corner of Termino Avenue and Olympic Plaza, near the Belmont Plaza Pool.</p>	<p>4000 Olympic Plaza, Long Beach (Los Angeles County)</p>
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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>5-95-055-A13 City of Long Beach, Attn: Ira Brown</p>	<p>Revise the plans previously approved by Permit Amendment 5-95-055-A11 (April 13, 2011) for the construction of the 23,330 square foot "Pacific Visions Wing" aquarium expansion project. The changes are: 1) enlarge the approved retail addition (gift shop expansion) by 400 square feet, resulting in 5,700 square feet of total retail area; 2) reduce the new theater area by 400 square feet so that the total size of the "Pacific Visions Wing" aquarium expansion will remain 23,330 square feet; and 3) alter landscaping and the public walkway in the exterior public area situated between the gift shop and the Rainbow Harbor Esplanade.</p>	<p>100 Aquarium Way, Long Beach (Los Angeles County)</p>
<p>5-05-113-A1 AT&T Wireless, Attn: Chris Rizza</p>	<p>Modification of an existing wireless facility consisting of the removal and replacement of six (6) permitted 4 ft. antennas with eight (8) 6 ft. antennas w/ancillary equipment on roof top. See Amendment request form to get a more accurate description of changes.</p>	<p>16800 Pacific Coast Highway, Pacific Palisades (Los Angeles County)</p>
<p>5-07-085-A1 The New Home Company, Attn: Mr. Tom Redwitz</p>	<p>Project to be built in two (2) phases: 26 units with commensurate parking in Phase I and 53 units with commensurate parking in Phase II. Elimination of the westerly driveway entrance to the parking garage. A slightly revised configuration of the main entrance to accommodate improved dual access into the subterranean parking w/minor shifting of the driveway to the west. Revisions to the grading plans. See application Project Description for detailed description.</p>	<p>900 Newport Center Drive, Newport Beach (Orange County)</p>

REPORT OF EXTENSION - IMMATERIAL

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

<p>5-08-221-E2 Facilities, Design & Const., Hoag Memorial Hospital Presbyterian, Attn: Cary Brooks Sr Project Manager</p>	<p>Landscaping along Pacific Coast Highway, within the westerly parking area, and upon an upper hillside slope; enhancing existing pedestrian and vehicular circulation (i.e. removal of existing parking and replacement with a new parking lot featuring a circular drop-off, wider sidewalks, etc.), and installing 123 additional parking spaces in the area between the Advanced Technology pavilion and the existing Cancer Center.</p>	<p>One Hoag Drive (Lower Campus), Newport Beach (Orange County)</p>
<p>5-09-055-E2 Bay Island Club</p>	<p>Application of Bay Island Club to 1) reinforce, in part, and replace, in part, the entire 1,200 linear foot long bulkhead system surrounding a private island developed with 24 single family residences; 2) demolish the existing gated private pedestrian bridge linking the island to the mainland and construct a new gated, private pedestrian bridge in a slightly different alignment; and 3) construct a 'sand retention wall' offshore of a small private beach on the western side of the island.</p>	<p>1-26 Bay Island, Newport Beach (Orange County)</p>

CALIFORNIA COASTAL COMMISSION

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



May 24, 2012

Chris Torre
10949 Technology Place
San Diego, CA 92127

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 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: 5-12-122

APPLICANT: Avalon Tuna Club

LOCATION: 100 St. Catherine Way, City of Avalon, Los Angeles County.

PROPOSED DEVELOPMENT: Repair an existing pile-supported clubhouse in Avalon Bay by replacing one deteriorated timber pile under the structure with a new 12"x 12" timber post. The new post will be supported by an existing concrete block.

RATIONALE: The project site (Avalon Tuna Club) is situated over the water in Avalon Bay within the Commission's original permit jurisdiction. The Avalon Tuna Club building (c.1916) is listed in the National Register of Historic Places. One of the building's supporting piles is in need of replacement. The project is a minor repair to an existing structure. Although the repair is located in an intertidal area beneath the structure, the project will not result in any significant adverse impact to marine resources or water quality. The substrate will not be disturbed, and no new fill is proposed or permitted. No discharges are permitted. 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 **June 13, 2012 meeting in Huntington Beach**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

May 24, 2012



Carl Smith – William Adams Architects
670 Moulton Avenue, #5
Los Angeles, CA 90031

**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: 5-12-109 **APPLICANT:** 1308 Pacific Avenue, LLC (Belal Al-Shawe)

LOCATION: 1308 Pacific Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-story, 35-foot high (with a 39-foot high roof access structure), 3,514 square foot single-family residence with an attached 800 square foot garage on a vacant 2,400 square foot lot. Approximately 280 cubic yards of material will be exported from the site.

RATIONALE: The proposed project, which is located one block inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0568, 3/1/12) and is consistent with the R3-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 30-to-35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the single-family residence: two spaces in the attached garage, which is accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (428 square feet of permeable landscaped area will be maintained on the 2,400 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP

This waiver will not become effective until reported to the Commission at its **June 13, 2012 meeting in Huntington Beach** 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



6/4/2012

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

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

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

WAIVER#: 5-12- 114-W**APPLICANT: Rayburn Properties LLC****LOCATION: 726 Loma Drive, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing four residential unit complex and construction of four separate detached condominium units with a maximum height of 30' and a total gross floor area of 10,608 square feet. Eight covered parking spaces will be provided on site.

RATIONALE: The subject lot is a 8873 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, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable pavement, 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 **June 13-15, 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

May 29, 2012



Henry Ramirez
3790 Lavell Drive
Los Angeles, CA 90065

**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: 5-12-123

APPLICANTS: Michael, Peter & Jane Levin

LOCATION: 2709 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,218 square foot single-family residence on a 2,502 square foot beach fronting lot. The site will be graded, fenced, and maintained by the owners as a vacant lot. A 42-inch high wrought iron fence and landscaping will be installed along the front (Ocean Front Walk) property line.

RATIONALE: The existing structure, built in 1912, has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **June 14, 2012 meeting in Huntington Beach** 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



May 30, 2012

Claire & Marella Logsdon
11 Cottonwood Lane
Seal Beach, CA 90740

**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#: 5-12-129 **APPLICANT:** Claire & Marella Logsdon

LOCATION: 11 Cottonwood Lane (Seal Beach Trailer Park), Seal Beach (Orange County)

PROPOSED DEVELOPMENT: Removal of an existing 564 square foot one-story mobile home and installation of a new 895 square foot one-story mobile home. The maximum height of the residence will not exceed 25' above existing grade. No grading is proposed. Drainage from the roof and surface water sheet flow will be directed onto permeable areas before entering the main storm drain system.

RATIONALE: The subject site is located between the first public road and the sea. The lot size is approximately 1,403 square feet and is designated as residential high density in the City of Seal Beach Zoning Code. The subject mobile home space is located in the Seal Beach Mobile Home Park which is identified by the City as one of its affordable housing resources. Restrictions are in place which mandate occupation of a certain number of the mobile home park spaces by families of low or moderate income. 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. No parking space is provided on site. However, parking for the subject site and the residents of the Seal Beach Trailer Park is provided within common parking areas on the park grounds, which provide a total of 187 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 beach is available approximately ½ mile west of the project site at the end of 1st Street. 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 June 13-15, 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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(562) 590-5071

May 24, 2012



Ken Payson, Payson Denney Architects
755 Acequia Madre
Santa Fe, NM 87505

**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: 5-12-135

APPLICANT: Eli Holzman

LOCATION: 730 Superba Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Connect two detached residences and convert into one single-family residence. The project includes construction of a 283 square foot addition, resulting in a two-story, 23-foot high, 1,916 square foot single-family residence with an attached three-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-1253, 5/11/12) 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: three spaces in the attached garage, which is accessed from the rear alley (Marco 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 (1,034 square feet of permeable landscaped area will be maintained on the 3,600 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP

This waiver will not become effective until reported to the Commission at its **June 14, 2012 meeting in Huntington Beach** 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

May 24, 2012



Mark Sandoval, City of Long Beach Manager of Marinas & Beaches
205 Marina Drive
Long Beach, CA 90803

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

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

WAIVER: 5-12-143

APPLICANT: City of Long Beach

LOCATION: 4000 Olympic Plaza, Belmont Shore, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install a "Big Wave" memorial in remembrance of Mark Bixby. The seven-foot high stainless steel wave sculpture will be supported by a one-foot high 12'x 8' concrete pedestal to be constructed within an existing 15'x 15' planter located at the southeast corner of Termino Avenue and Olympic Plaza, near the Belmont Plaza Pool.

RATIONALE: Mark Bixby was a local activist and waterfront and cycling advocate whose untimely demise in a March 2011 airplane crash left many in the Long Beach area shocked and saddened. The City of Long Beach wishes to dedicate a memorial to his memory in the public park situated on the inland side of the Belmont Plaza Pool, about two hundred feet from the beach. The proposed stainless steel memorial will be installed in an existing planter and will not interfere with the use of the adjoining sidewalks. The public view of the Pacific Ocean provided from Termino Avenue will not be affected by the proposed memorial. The proposed project does not: 1) obstruct views to or along the coast from publicly accessible places; 2) adversely impact public access to and use of the water; 3) adversely impact the use of a public park or beach; or 4) otherwise adversely affect recreation, access, or the visual resources of the coast. The proposed project is consistent with community character, the Chapter 3 policies of the Coastal Act, the City of Long Beach certified LCP, and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **June 14, 2012 meeting in Huntington Beach** 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

5-95-055-A13**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 1, 2012

SUBJECT: Coastal Development Permit No. 5-95-055 granted May 10, 1995 to City of Long Beach for:

Construction of the (Long Beach) Aquarium of the Pacific.

AT: 100 Aquarium Way, Downtown Shoreline, City of Long Beach.

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 THE PERMIT AMENDMENT REQUEST (5-95-055-A13):

Revise the plans previously approved by Permit Amendment 5-95-055-A11 (April 13, 2011) for the construction of the 23,330 square foot "Pacific Visions Wing" aquarium expansion project. The changes are: 1) enlarge the approved retail addition (gift shop expansion) by 400 square feet, resulting in 5,700 square feet of total retail area; 2) reduce the new theater area by 400 square feet so that the total size of the "Pacific Visions Wing" aquarium expansion will remain 23,330 square feet; and 3) alter landscaping and the public walkway in the exterior public area situated between the gift shop and the Rainbow Harbor Esplanade.

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):

Although the City of Long Beach has a certified Local Coastal Program (LCP), the Commission has permit jurisdiction over the proposed development because the aquarium is situated on State Tidelands within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original jurisdiction requires a coastal development permit from the Commission. The Commission's standard of review for the proposed event is the Chapter 3 policies of the Coastal Act.

On May 10, 1995, the Commission approved Coastal Development Permit 5-95-055 for the construction of the Long Beach Aquarium of the Pacific on a 5.89 acre site in Shoreline Park. The aquarium was completed on schedule and opened to the public on June 19, 1998. The aquarium is located on the western edge of Rainbow Harbor, which was also completed in the summer of 1998 (Coastal Development Permit 5-96-124). Parking for the aquarium and Rainbow Harbor is provided within the City's 1,471-stall public parking structure situated in the northwest corner of Shoreline Park.

The Aquarium of the Pacific now proposes to expand the aquarium building by constructing the 23,330 square foot "Pacific Visions Wing" aquarium expansion project, which the Commission approved on April 13, 2011 (See Permit Amendment 5-95-055-A11). This permit amendment proposed revisions to the plans that the Commission previously approved for the 23,330 square foot "Pacific Visions Wing" aquarium expansion project. The size of the aquarium's new addition is not being changed. The conditions of approval, set forth in Permit Amendment 5-95-055-A11, are not being changed. A small alteration in the new addition's footprint will result in minor alterations to the landscaping and the public walkway in the exterior public area situated between the gift shop and the Rainbow Harbor Esplanade.

Public access along the Rainbow Harbor Esplanade will not be affected by the proposed plan revisions. The permit amendment will not result in any obstruction or interference with any coastal views, and will have no negative effect on public access to or through Shoreline Park, where the aquarium is located. Adequate parking exists at the site to support the proposed project. The proposed amendment and development does not: a) obstruct views to or along the coast from publicly accessible places; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed plan revisions are consistent with the Chapter 3 policies of the Coastal Act, the underlying coastal development permit, and the City of Long Beach certified LCP.

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

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5-05-113-A1

NOTICE OF PROPOSED PERMIT AMENDMENT**TO:** All Interested Parties**FROM:** Charles Lester, Executive Director**DATE:** May 31, 2012**SUBJECT:** Permit No. 5-05-113 granted to AT&T Wireless for:

Raise height of existing rooftop parapet wall by 2 feet to screen existing rooftop wireless facility located on existing building.

PROJECT SITE: 16800 Pacific Coast Highway, Pacific Palisades

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):

Removal of six existing 4-foot high antennas and replace with eight 6-foot high antennas with ancillary equipment on rooftop. The existing screen wall will be increased 2 feet in height.

FINDINGS

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

The height of the existing building to the top of the parapet is 31 feet. The proposed amendment will raise the parapet wall (screen wall) two feet for a total building height of 33 feet. The increased height will help hide the communication equipment from views and will not significantly add to the massing of the building. The proposed amendment will not adversely impact public coastal views or public access and will be consistent with the character of the surrounding area. 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.

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5-07-085-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 4, 2012 (corrected June 8, 2012)

SUBJECT: Permit No. **5-07-085** granted to **Lennar Homes (current applicant is The New Home Company Southern California, LLC)** for:

Demolition of existing tennis complex and construction of 79 residential townhome units on a 4.25 acre site, including 3 buildings ranging from 50-60 feet in height above grade, totaling approximately 205,679 square feet and approximately 97,231 square feet of subterranean parking, landscaping, hardscaping, and open space, and payment of a \$5,000,000.00 mitigation fee.

PROJECT SITE: 900 Newport Center Drive, Newport Beach (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):

Construct the approved 79 residential condominiums and associated parking in two phases. Phase 1 to include 26 units and 98 parking spaces. Phase 2 to include 53 units and 143 parking spaces. The applicant also proposes to phase the payment of the required \$5,000,000.00 in-lieu-fee for the provision of lower-cost visitor-serving uses to be provided at Crystal Cove State Park, Newport Beach. The phased in-lieu fee payments will be commensurate with the phased construction of the residential condominium units. The applicant has submitted a draft 4-party Memorandum of Understanding (MOU) between the Commission, the City of Newport Beach, the applicant and the Crystal Cove Alliance to implement the phased in-lieu payment and phased residential condominium construction.

Additionally, minor revisions to the project plans include: elimination of westerly driveway entrance to parking garage; revised main entrance, including shifting driveway to the west to accommodate dual access into subterranean parking garage; relocate westerly building (Bldg.3) slightly west to accommodate minor revisions to the floor plans and subterranean parking to combine the two approved parking structures into one parking structure with two access points from the main entry; increase the number of on-site parking spaces from 201 to 241; minor revisions to exterior elevations including the elimination of external catwalk structures, resulting in no increase in building heights; modify pedestrian circulation and open space/recreation area between Bldgs 2 and 3, reduce total project grading by 29,000 cubic yards (cy) and stockpiling 5,000 cy of cut material from the Phase 1 construction on the Phase 2 portion of the site to be later used in Phase 2 of development.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be **IMMATERIAL** and the permit will be amended accordingly if no written objections are received

within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed phasing of the construction of the approved 79 residential condominium units and associated parking and the phasing of the required in-lieu-fee for lower-cost visitor-serving uses is consistent with the intent of the Commission's approval of the original coastal development permit 5-07-085. Special Condition 5 of the approved Coastal Development Permit 5-07-085 required the applicant to pay the entire in-lieu fee prior to issuance of the CDP, after the ED had entered into an agreement with the recipient of the in-lieu fee (Crystal Cove Alliance) regarding the terms and conditions on the use of the funds. As proposed in the subject amendment, the applicant would phase the payment of the in-lieu fee with the commensurate phased construction of the approved residential condominium units. Prior to issuance of the amended CDP, the proposed 4-party MOU must be executed and the applicant must pay roughly one-third of the total \$5,000,000.00 in-lieu fee amount to the Crystal Cove Alliance. The City of Newport Beach, pursuant to the proposed MOU, will issue building permits for no more than one-third of the 79 total approved residential condominium units (26 units). The applicant is required to pay the outstanding balance of the in-lieu-fee within 24 months of issuance of the amended CDP and prior to issuance of building permits for Phase 2; and payment of the fee is required regardless of whether building permits are issued and the remaining residential condominium units are constructed. The applicant may request a one-time extension for the payment of the remaining balance, not to exceed 18 months, provided the applicant increases the payment based on the change in the California Consumer Price Index from the date of approval of the subject amendment.

The ED determines that the phased payment of the in-lieu fee and the commensurate phased construction of the project, as specified in the proposed draft 4-party MOU submitted with the amendment request, would not lessen the intended effect of the Commission's action in approving CDP 5-07-085 and is consistent with the applicable Chapter 3 policies of the Coastal Act.

Further, the revisions to the project interior and exterior design, which do not result in an increase in height or a change in the number of units, the reduction in grading, the increase in the number of on-site parking spaces and the other proposed minor revisions to the project, are in substantial conformance with the project as approved in CDP 5-07-085.

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

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(5-08-221-E2)

**(CORRECTED)****NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

5 June 2012

Notice is hereby given that **Hoag Memorial Hospital Presbyterian** has applied for a one-year extension of Coastal Development Permit **5-08-221**, as amended, granted by the California Coastal Commission on **April 8, 2009** for:

Landscaping along Pacific Coast Highway, within the westerly parking area, and upon an upper hillside slope; enhancing existing pedestrian and vehicular circulation (i.e. removal of existing parking and replacement with a new parking lot featuring a circular drop-off, wider sidewalks, etc.), and installing 123 additional parking spaces in the area between the Advanced Technology pavilion and the existing Cancer Center.

At: **One Hoag Drive (Lower Campus), City of Newport Beach, County of Orange**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: Fernie Sy
Coastal Program Analyst II

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**(5-09-055-E2)****NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

1 June 2012

Notice is hereby given that **Bay Island Club** has applied for a one-year extension of Coastal Development Permit **5-09-055**, granted by the California Coastal Commission on **June 11, 2009** for:

1) reinforce, in part, and replace, in part, the entire 1,200 linear foot long bulkhead system surrounding a private island developed with 24 single family residences; 2) demolish the existing gated private pedestrian bridge linking the island to the mainland and construct a new gated, private pedestrian bridge in a slightly different alignment; and 3) construct a 'sand retention wall' offshore of a small private beach on the western side of the island....More specifically described in the application file in the Commission offices.

At: **1-26 Bay Island, Newport Beach (Orange County) 048-040-02**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: Karl Schwing
Coastal Program Analyst III