

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, Suite 1000
LONG BEACH, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

**W 7**

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

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 8, 2012

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Deputy Director, (Los Angeles 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 August 8, 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.

DE MINIMIS WAIVERS

1. 5-12-182-W Aubrey Balkind (Venice, City Of Los Angeles, Los Angeles County)
2. 5-12-184-W Mr. Rodger Hudson-Klein (Venice, City Of Los Angeles, Los Angeles County)
3. 5-12-193-W Rock N Bounce Llc C/O Shoreline Village (Long Beach, Los Angeles County)
4. 5-12-194-W City Of Los Angeles Dept. Of Recreation And Parks (Venice, City Of Los Angeles, Los Angeles County)

EMERGENCY PERMITS

1. 5-12-189-G City Of Los Angeles, Dept. Of Public Works, Attn: Mr. William Jones, Env Spec. (Los Angeles, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-09-231-E1 Mr. Daniel F. Bonilla (Pacific Palisades, Los Angeles County)
2. 5-09-232-E1 Mr. Daniel F. Bonilla (Pacific Palisades, Los Angeles County)

TOTAL OF 7 ITEMS

DETAIL OF ATTACHED MATERIALS**REPORT OF DE MINIMIS WAIVERS**

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-182-W Aubrey Balkind	Demolition of a one-story, 564 square foot single-family residence on a 5,282 square foot lot on a walk street, and construction of two-story (plus basement), thirty-foot high (plus two 34-foot high roof access structures), 6,285 square foot duplex with an attached five-car garage.	338 Indiana Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-184-W Mr. Rodger Hudson-Klein	Demolition of two detached single-story residential structures (1,388 and 400 square feet), and construction of a three-story, 28-foot high (with a 31-foot high elevator housing), 3,531 square foot single-family residence (over a 37'x 18' swimming pool) on a 4,705 square foot lot on a walk street. The ground floor includes a 380 square foot (two-car) garage.	1627 Crescent Place, Venice, City Of Los Angeles (Los Angeles County)
5-12-193-W Rock N Bounce Llc C/O Shoreline Village	Install a commercial attraction (14.5'x 14.5' bungee trampoline) on a 210 square foot portion of the boardwalk outside of Unit 429. A fifteen-foot wide passage on the boardwalk will remain open and unobstructed.	429 Shoreline Village Drive, Long Beach (Los Angeles County)
5-12-194-W City Of Los Angeles Dept. Of Recreation And Parks	Install a 30'x 22' shade canopy in a children's playground using four ten-foot high posts.	401 Linnie Canal (Linnie Canal Park), Venice, City Of Los Angeles (Los Angeles County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-189-G City Of Los Angeles, Dept. Of Public Works, Attn: Mr. William Jones, Env Spec.	Emergency repairs at five locations along Vista Del Mar roadway and west facing roadway embankment. Project will include construction of five bulkheads to reinforce portions of existing roadway that have collapsed, or are in immediate danger of collapsing, due to soil erosion and undermining of roadway. The project will include precast lagging panels, four to six subgrade piles per each location, backfilling, pavement repairs, pedestrian and vehicular guardrails.	Napoleon Str. & Imperial Hwy. (Vista Del Mar, various locations. Assessor maps 4117 (Sh.1) & 4129 (Sh.1)), Los Angeles (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

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

5-09-231-E1 Mr. Daniel F. Bonilla	Construction of a three-story 3,392 square foot single-family residence, with a pile foundation, swimming pool, landscaping, and approximately 1, 250 cubic yards of grading.	17810 Porto Marina Way, Pacific Palisades (Los Angeles County)
5-09-232-E1 Mr. Daniel F. Bonilla	Construction of a three-story 3,392 square foot single-family residence, with a pile foundation, swimming pool, landscaping, and approximately 1,280 cubic yards of grading.	17816 Porto Marina Way, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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

July 20, 2012



Valerie Clay, Stillwater Dwellings
2794 Carlmont Place
Simi Valley, CA 93065

**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: 5-12-182

APPLICANT: Aubrey Balkind

LOCATION: 338 Indiana Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 564 square foot single-family residence on a 5,282 square foot lot on a walk street, and construction of two-story (plus basement), thirty-foot high (plus two 34-foot high roof access structures), 6,285 square foot duplex with an attached five-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR2012-1705, 6/25/12) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's two-unit density limit for the site and complies with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice (a 100 square foot roof access structure on each unit is permitted to exceed the roof height limit). Adequate on-site parking is provided for the two residential units in the five-car garage. Vehicular access to the on-site parking is provided only from the rear alley (Indiana 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 (2,332 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 **August 8, 2012 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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

July 20, 2012



Rodger Hudson Klein
1627 Crescent Place
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: 5-12-184

APPLICANT: Rodger Hudson Klein

LOCATION: 1627 Crescent Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of two detached single-story residential structures (1,388 and 400 square feet), and construction of a three-story, 28-foot high (with a 31-foot high elevator housing), 3,531 square foot single-family residence (over a 37'x 18' swimming pool) on a 4,705 square foot lot on a walk street. The ground floor includes a 380 square foot (two-car) garage.

RATIONALE: The proposed project, which is about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0975-SPP-MEL, 6/27/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets. Adequate on-site parking is provided for the single-family residence: a two-car garage plus a third space on the driveway, all accessed from the rear alley (Electric 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 (approximately 2,000 square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 45' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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

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

July 23, 2012



Carrie Baranoski/Rock N. Bounce
2033 Newport Boulevard
Costa Mesa, CA 92627

**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: 5-12-193

APPLICANT: Rock N. Bounce, LLC

LOCATION: 429 Shoreline Village Drive (Shoreline Village Shopping Center), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Install a commercial attraction (14.5'x 14.5' bungee trampoline) on a 210 square foot portion of the boardwalk outside of Unit 429. A fifteen-foot wide passage on the boardwalk will remain open and unobstructed.

RATIONALE: Coastal Commission authorization is necessary because the project site is located on State Tidelands (Downtown Shoreline area) within the Commission's area of original jurisdiction. The proposed project will provide a new public recreation opportunity at Rainbow Harbor, and public access on the boardwalk will not be obstructed. The proposed development will have no negative impacts on coastal resources because the project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project will not increase the density, intensity of use, or the parking demand of the site, and will not negatively impact coastal access opportunities for the general public. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, prior Commission approvals, and the certified City of Long Beach Local Coastal Program (LCP).

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

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

July 23, 2012



Jeanine Cappello
5848 Varna Avenue
Valley Glen, 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: 5-12-194

APPLICANT: City of Los Angeles

LOCATION: 401 Linnie Canal (Linnie Canal Park), Venice, City of Los Angeles, Los Angeles Co.

PROPOSED DEVELOPMENT: Install a 30'x 22' shade canopy in a children's playground using four ten-foot high posts.

RATIONALE: The proposed development is on a canal-fronting lot which was improved in 1996 as a public park pursuant to Coastal Development Permit 5-95-072 (City of Los Angeles Department of Recreation and Parks). The proposed shade structure, which is situated more than fifty feet from the edge of Linnie Canal, will improve the existing playground in the park. Public access will not be adversely affected. The proposed project does not include the removal of any trees or vegetation. The proposed development will have no negative impacts on coastal resources because the project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project will not increase the density, intensity of use, or the parking demand of the site, and will not negatively impact coastal access opportunities for the general public. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and prior 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 **August 8, 2012 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director


CHARLES R. POSNER
Coastal Program Analyst

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(562) 590-5071

**EMERGENCY PERMIT**

DATE: July 6, 2012

EMERGENCY PERMIT: 5-12-189-G

APPLICANT: City of Los Angeles, Department of Public Works

LOCATION: Vista Del Mar, between Napoleon Street and Imperial Highway, Playa del Rey, City of Los Angeles.

EMERGENCY WORK PROPOSED: Emergency repairs at five locations along Vista Del Mar roadway and west facing roadway embankment. Project will include construction of five bulkheads to reinforce portions of existing roadway that have collapsed, or are in immediate danger of collapsing, due to soil erosion and undermining of roadway. The project will include precast lagging panels, four to six subgrade piles per each location, backfilling, pavement repairs, pedestrian and vehicular guardrails.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of roadway collapse and undermining due to bluff erosion requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

CHARLES LESTER
Executive Director

By: _____
Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 60 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. Appropriate erosion control measures shall be implemented during construction

As a follow-up to the emergency permit, the regular Coastal Development Permit application for the proposed project shall include, subject to the review and approval of the Executive Director, the following:

1. Texturing and coloring of the bulkhead to match the surrounding soil, or other measures, to minimize the visual impact from the adjacent beach area.
2. All guardrails and fencing shall be the minimum required height, and designed to minimize visual obstruction of public views to and along the beach and ocean from the roadway.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages incurred from storm waves.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form

cc: Local Planning Department

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



July 30, 2012

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that: **Mr. Daniel F. Bonilla**
has applied for a one year extension of Permit No: **5-09-231-E1**
granted by the California Coastal Commission on: **May 12, 2010**

for **Construction of a three-story 3,392 square foot single-family residence, with a pile foundation, swimming pool, landscaping, and approximately 1,250 cubic yards of grading.**

at **17810 Porto Marina Way, Pacific Palisades (Los Angeles County)**

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: **AL PADILLA**
Coastal Program Analyst

cc: Local Planning Dept.

Paa Studio, Attn: Ivo Venkov, Arch.

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



July 30, 2012

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

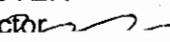
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Sincerely,
CHARLES LESTER
Executive Director 

By: **AL PADILLA**
Coastal Program Analyst

cc: Local Planning Dept.
Paa Studio, Attn: Ivo Venkov, Arch.