

**CALIFORNIA COASTAL COMMISSION**

South Coast District Office  
200 OceanGate, 10th Floor  
Long Beach, California 90802-4416  
(562) 590-5071 FAX (562) 590-5084



# W13

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

*For the  
October Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: October 07, 2013

**TO:** Commissioners and Interested Parties  
**FROM:** For Los Angeles Co.: John (Jack) Ainsworth, South Coast District Senior Deputy Director  
**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 October 9, 2013 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.

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

**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>
5-13-0602-W Attn: Belal Al-Shawe	Construction of a two-story, thirty-foot high, 4,442 square foot single-family residence with an attached 5980 square foot garage on a vacant 5,200 square foot lot. The project also includes a 10' x 30' (approx.) swimming pool in the courtyard.	555 SAN JUAN AVE, VENICE, CITY OF LOS ANGELES 06059-4239023022
5-13-0658-W Attn: Rick Gunderson	Demolition of a one-story, 880 square foot single-family residence, and construction of a three-story, 28-foot high (with a 38-foot roof access structure), 2,699 square foot single-family residence with an attached 450 square foot (two-car) garage on a 2,250 square foot lot on a walk street, Includes landscaping a portion of the adjoining walk street.	120 VISTA PL, VENICE, CITY OF LOS ANGELES 06037-4286014014
5-13-0661-W Attn: Erwin & Essie Appel	Demolition of a duplex and single-family residence on two abutting 2,550 square foot lots (Lot Nos. 7&8: tied), and construction of two attached three-story, 35-foot high, 2,741 square foot single-family residences, each with an attached two-car garage.	1217 - 1219 CABRILLO AVE, VENICE, CITY OF LOS ANGELES 06037-4238003032
5-13-0663-W Attn: Lorenzo De Maio	Demolition of a 700 square foot single-family residence and garage and construction of a new 2,829 square foot, 23 foot high, single-family residence, with 411 square foot attached garage.	2912 2ND STREET, SANTA MONICA 06037-4288004005
5-13-0664-W Myrtle Land Company, LLC by Dunham Stewart	Demolition of the existing duplex and construction of a new 25' high, 4066 sq. ft. single family residence and 750 cubic yards of grading.	2418 MYRTLE AVE, HERMOSA BEACH 06037-4182014017
5-13-0682-W Bureau of Engineering Department of Public Works, City of Los Angeles	Subsurface soil exploration up to 65 feet deep consisting of two six-inch diameter borings (to obtain geotechnical data for future restroom construction). Boring/drilling activities will be performed in one day using a truck-mounted drill rig. Material produced as a result of boring activities will be captured and disposed at appropriate off-site location.	ON THE BEACH, SEAWARD OF 201 OCEAN FRONT WALK, VENICE, CITY OF LOS ANGELES

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

<p><b>5-13-0720-W</b> Attn: Shah Bahador</p>	<p>Demolition of an existing single-family residence and construction of a new two-story, 34.5 foot high, 5,230 square foot single-family residence, with basement, attached 400 square foot garage, and approximately 60 cubic yards of grading on a 5,795 square foot lot.</p>	<p>16750 MARQUEZ AVE, PACIFIC PALISADES, CITY OF LOS ANGELES 06037-4415009009</p>
<p><b>5-13-0775-W</b> County Sanitation District No. 2 of Los Angeles County</p>	<p>Exploratory test drilling of three to four borings measuring 6-8 inches in diameter and approximately 100 feet deep, and approximately five to ten trenches (potholing) to precisely locate existing underground facilities. Best Management Practices will be incorporated to control runoff and off-site sedimentation.</p>	<p>1799 PASEO DEL MAR, SAN PEDRO 06037-7563005904, 06037-7563005907</p>

**CALIFORNIA COASTAL COMMISSION**

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



September 20, 2013

Melinda Eccles/Wm. 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:** 5-13-0602                      **APPLICANT:** 555 San Juan Avenue, LLC (Attn: Belal Al-Shawe)

**LOCATION:** 555 San Juan Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Construction of a two-story, thirty-foot high, 4,442 square foot single-family residence with an attached 5980 square foot garage on a vacant 5,200 square foot lot. The project also includes a 10'x 30' (approx.) swimming pool in the courtyard.

**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 #DIR2013-2202, 7/19/13) and is consistent with the RD1.5-1 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 25-to-30 foot height limit for homes in the Oakwood are of Venice. Adequate on-site parking is provided for the single-family residence: a three-car garage accessed from the rear alley (Westminster 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 1,100 square feet of permeable landscaped area will be maintained on the project site). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with 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 **October 9, 2013 meeting in San Diego** 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



September 30, 2013

Rick Gunderson  
P.O. Box 5669  
Santa Monica, CA 90409

**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:** 5-13-0658

**APPLICANT:** Rick Gunderson

**LOCATION:** 120 Vista Place, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 880 square foot single-family residence, and construction of a three-story, 28-foot high (with a 38-foot high roof access structure), 2,699 square foot single-family residence with an attached 450 square foot (two-car) garage on a 2,250 square foot lot on a walk street. Includes landscaping a portion of the adjoining walk street.

**RATIONALE:** The proposed project, which is located three blocks inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-0283-SPP-MEL, 7/25/13) and is consistent with the RD1.5-1 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 (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided for the single-family residence: a two-car garage plus two spaces on the driveway, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 1,022 square feet of permeable landscaped area will be maintained on the project site, which includes a 10' x 30' 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 **October 9, 2013 meeting in San Diego** 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

cc: Commissioners/File

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200 Oceangate, Suite 1000  
Long Beach, CA 90802-4302  
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September 20, 2013

John Staff, Architect  
2148-C Federal Avenue  
Los Angeles, CA 90025

**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:** 5-13-0661                      **APPLICANT:** E & E Trust of 1975 (Attn: Sheldon Appel)

**LOCATION:** 1217 & 1219 Cabrillo Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a duplex and single-family residence on two abutting 2,550 square foot lots (Lot Nos. 7&8: tied), and construction of two attached three-story, 35-foot high, 2,741 square foot single-family residences, each with an attached two-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 #DIR-2013-1784, 6/14/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (6/5/13). The proposed project conforms with the Commission's 30-to-35-foot height limit for structures in North Venice, and the two single-family residences conform to the Commission's density limit for the site. Adequate on-site parking is provided (three spaces for each residence). Vehicular access is provided only from Alhambra Court, 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 (910 square feet of permeable landscaped area will be maintained on the 5,100 square foot project site). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **October 9, 2013 meeting in San Diego** 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

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



September 17, 2013

Paola Vezzulli  
606 Marine Street  
Santa Monica, CA

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

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

**WAIVER#:** 5-13-0663

**APPLICANT:** Lorenzo De Maio

**LOCATION:** 2912 2<sup>nd</sup> Street, Santa Monica.

**PROPOSED DEVELOPMENT:** Demolition of a 700 square foot single-family residence and garage and construction of a new 2,829 square foot, 23 foot high, single-family residence, with 411 square foot attached garage.

**RATIONALE:** The proposed project is located three blocks from the beach within a developed residential neighborhood, zoned Low Multi-Residential (OP-2). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide the required two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to an on-site percolation pit consistent with the City's water quality requirements. 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 October 9-11, 2013 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

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09/26/13

Srour & Associates  
1001 6<sup>th</sup> 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#: 5-13-0664-W****APPLICANT: Myrtle Land Company LLC****LOCATION: 2418 Myrtle Ave, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing duplex and construction of a new 25' high, 4066 sq. ft. single family residence and 750 cubic yards of grading

**RATIONALE:** The subject lot is a 2581 sq. ft. inland lot designated as Low Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Four parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards trench drain and 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 **October 9-11, 2013** 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

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September 30, 2013

City of Los Angeles Dept. of Public Works  
Attn: Norman Mundy, Bureau of Engineering  
1149 S. Broadway, #600  
Los Angeles, CA 90015

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

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**WAIVER:** 5-13-0682

**APPLICANT:** City of Los Angeles

**LOCATION:** On the beach, seaward of 201 Ocean Front Walk, Venice, City of Los Angeles.

**PROPOSED DEVELOPMENT:** Subsurface soil exploration up to 65 feet deep consisting of two six-inch diameter borings (to obtain geotechnical data for future restroom construction). Boring/drilling activities will be performed in one day using a truck-mounted drill rig. Material produced as a result of boring activities will be captured and disposed at appropriate off-site location.

**RATIONALE:** The proposed project is located on the beach next to an existing public restroom, about two hundred feet inland of the high tide line of the Pacific Ocean. The proposed borings are necessary to collect geotechnical data for the design of a public restroom in the same location, which is on the seaward side of the Rose Avenue public beach parking lot. No native vegetation will be disturbed or impacted by the proposed development. The proposed project incorporates best management practices (BMPs) to protect marine habitat and water quality, including: all soil cuttings will be collected in containment tanks and disposed at an appropriate facility; no stockpiling of any material or discharges of any kind are anticipated to occur; and all equipment would be removed from the beach at the end of the one-day drilling episode, leaving no equipment or other material behind. The proposed project will not adversely impact public access to the water or adversely impact public recreational use of a public park or beach. 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 **October 9, 2013 meeting in San Diego** 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

cc: Commissioners/File

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Long Beach, CA 90802-4302  
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September 26, 2013

Daivd Kellen  
2701 Airport Ave  
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#:** 5-13-0720

**APPLICANT:** Shah Bahador

**LOCATION:** 16750 Marquez, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a new two-story, 34.5 foot high, 5,230 square foot single-family residence, with basement, attached 400 square foot garage, and approximately 60 cubic yards of grading on a 5,795 square foot lot.

**RATIONALE:** The project site is over ½ mile from Pacific Coast Highway, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2013-2637-AIC from the City of Los Angeles Planning Department. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan and is not a canyon rim or coastal bluff lot. The proposed project has been reviewed and approved by the City's Building Department. 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 October 9-11, 2013 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

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September 26, 2013

Steven W. Highter  
Supervising Engineer  
1955 Workman Mill Road  
Whittier, CA 90601

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

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**WAIVER#:** 5-13-0775

**APPLICANT:** Los Angeles County Sanitation District No. 2

**LOCATION:** 1799 Paseo Del Mar, San Pedro

**PROPOSED DEVELOPMENT:** Exploratory test drilling of three to four borings measuring 6-8 inches in diameter and approximately 100 feet deep, and approximately five to ten trenches (potholing) to precisely locate existing underground facilities. Best Management Practices will be incorporated to control runoff and off-site sedimentation.

**RATIONALE:** The proposed exploration work will take place within or adjacent to an existing .36 acre County fenced facility that is located inland of an existing paved beach parking lot. Typical equipment will include drill rig, slurry truck, backhoe or excavator. Best Management Practices will be implemented to protect the marine environment. Work will take approximately one and half months during the non-summer period and the site will be restored to previous condition pursuant to regulatory requirements, with one or two wells capped and used as long-term groundwater monitoring. Public beach parking and beach access will not be impacted by the temporary operation. As proposed, the project is consistent with the Chapter 3 policies of the Coastal Act, 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 October 9-11, 2013 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:

A handwritten signature in black ink, appearing to read "Al J. Padilla", written over a horizontal line.

Al J. Padilla  
Coastal Program Analyst

cc: Commissioners/File