

**CALIFORNIA COASTAL COMMISSION**

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

**F16**

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

*For the  
November Meeting of the California Coastal  
Commission*

**MEMORANDUM**

Date: November 6, 2013

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Senior 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 November 15, 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.

***REGULAR WAIVERS***

1. 5-13-0665-W Michael Keegan (Venice, Los Angeles County)

***DE MINIMIS WAIVERS***

1. 5-13-0618-W Sospel Trust (Venice, Los Angeles County)
2. 5-13-0626-W Adelaide Properties, Llc (Santa Monica, Los Angeles County)
3. 5-13-0681-W California Department Of Transportation (Caltrans) (Long Beach, Los Angeles County)
4. 5-13-0718-W Sarai Genell (Venice, Los Angeles County)
5. 5-13-0723-W Amy & Brett Niven (Pacific Palisades, Los Angeles County)
6. 5-13-0751-W Animal Logic, Llc (Venice, Los Angeles County)
7. 5-13-0765-W Southern California Gas Company (Playa Del Rey, Los Angeles County)
8. 5-13-0783-W Iada Homes, Llc (Pacific Palisades, Los Angeles County)
9. 5-13-0837-W Saltair, Llc (Pacific Palisades, Los Angeles County)
10. 5-13-0834-W Cds Dev, Llc (Venice, Los Angeles County)
11. 5-13-0832-W 304 Grand Blvd., Llc (Venice, Los Angeles County)
12. 5-13-0833-W Demitri Samaha (Venice, Los Angeles County)
13. 5-13-0864-W Michael Keegan (Hermosa Beach, Los Angeles County)
14. 5-13-0876-W Jonathan Club (Santa Monica, Los Angeles County)
15. 5-13-0889-W Gregory & Megan Hall (Pacific Palisades, Los Angeles County)
16. 5-13-0920-W City Of Santa Monica & Cirque Du Soleil (Santa Monica, Los Angeles County)

***IMMATERIAL AMENDMENTS***

1. A-5-RPV-02-324-A9 Long Point Development, Llc (Rancho Palos Verdes, Los Angeles County)

***EXTENSION - IMMATERIAL***

1. 5-90-789-E21 Boardwalk Sunset, Llc (Venice, Los Angeles County)

**TOTAL OF 19 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>
<b>5-13-0665-W</b> Michael Keegan	Construction of a two-story addition (including a new mezzanine) onto the rear of existing two-story, 3,441 square foot apartment building, resulting in a two-story, 35-foot high, 4,528 square foot duplex with a four-stall carport. The project will reduce the number of residential units in the structure three to two.	313 Ocean Front Walk, Venice (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>
<b>5-13-0618-W</b> Sospel Trust	Demolition of a one-story, 704 square foot single-family residence. An existing two-story, 996 square foot duplex and two parking spaces (one covered/one uncovered) will be maintained on the 2,700 square foot lot. The remainder of the site will be fenced and landscaped.	547 Grand Blvd, Venice (Los Angeles County)
<b>5-13-0626-W</b> Adelaide Properties, Llc	Demolition of a 5,295 square foot single-family residence and all ancillary structures, and construction of a new 6,217 square foot, two-story 35 foot high, single-family residence, with basement, breezeway, and attached 2,835 square foot recreation/office/caretaker unit and two car garage, swimming pool and a closed loop geothermal heating and cooling system on a .79 acre lot. Project will incorporate Best Management Practices and comply with the International Ground Source Heat Pump Association geothermal heating/cooling system standards.	316 Adelaide Drive, Santa Monica (Los Angeles County)
<b>5-13-0681-W</b> California Department Of Transportation (Caltrans)	Conduct a subsurface geotechnical engineering study up to 120 feet deep consisting of five cone penetration tests (CPTs) and three 4-inch diameter borings conducted on the bridge deck and abutments over a two-week period. The holes in the bridge will be patched with concrete. All material produced as a result of boring activities will be captured and stored or disposed at an appropriate off-site location.	Alamitos Bay Bridge (No. 53-0064) On Pacific Coast Highway (Route 1) Between Loynes Drive And 2nd Street, Long Beach (Los Angeles County)
<b>5-13-0718-W</b> Sarai Genell	Demolition of a one-story, 825 square foot single-family residence on a 3,162 square foot lot, and construction of a two-story, 28.5-foot high (with a 32.5-foot high roof access structure), 2,950 square foot single-family residence with an attached 400 square foot garage.	708 Hampton Ave, Venice (Los Angeles County)

# SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<b>5-13-0723-W</b> Amy & Brett Niven	Demolition of an existing single-family residence and construction of a new two-story, 33 foot high, 4,027 square foot single-family residence with attached 527 square foot garage, on a 7,500 square foot lot.	16980 W. Marquez Ave, Pacific Palisades (Los Angeles County)
<b>5-13-0751-W</b> Animal Logic, Llc	Construction of a three-story, 35-foot high, 4,015 square foot single-unit artist residence with studio on a vacant lot. No retail sales are proposed. A 620 square foot garage on the ground floor provides two-on-site parking spaces.	1632 Abbot Kinney Blvd, Venice (Los Angeles County)
<b>5-13-0765-W</b> Southern California Gas Company	Remove an existing 12 foot high by 8 foot wide by 19 foot long Motor Control Center (MCC) metal shed and replace with two separate 10 foot by 20 foot and 8 foot by 14, each 12 foot high, metal sheds within the existing facility. The new sheds will be located on new cement slabs.	7900 Falmouth Blvd, Playa Del Rey (Los Angeles County)
<b>5-13-0783-W</b> Iada Homes, Llc	Demolition of an existing single-family residence with detached garage and construction of a new two-story, 28 foot high, 5,448 square foot single-family residence, with basement, attached 400 square foot garage, and approximately 650 cubic yards of grading on a 7,500 square foot lot.	538 N. Via De La Paz, Pacific Palisades (Los Angeles County)
<b>5-13-0837-W</b> Saltair, Llc	Demolition of an existing single-family residence and backfill swimming pool and construction of a new two-story, 28 foot high, 4,360 square foot single-family residence, with basement, attached 430 square foot garage, and approximately 1,477 cubic yards of grading on a 6,900 square foot lot.	16835 W. Bollinger Drive, Pacific Palisades (Los Angeles County)
<b>5-13-0834-W</b> Cds Dev, Llc	Demolition of a one-story, 780 square foot single-family residence on a 5,200 square foot lot, and construction of a three-story, thirty-foot high, 5,115 square foot single-family residence with an attached 610 square foot (three-car garage).	518 Santa Clara Ave, Venice (Los Angeles County)
<b>5-13-0832-W</b> 304 Grand Blvd., Llc	Construction of a three-story, 35-foot high (with a 39-foot high roof access structure), 3,290 square foot single-family residence with an attached 322 square foot (two-car garage) on a vacant 2,250 square foot lot.	308 Grand Blvd, Venice (Los Angeles County)
<b>5-13-0833-W</b> Demitri Samaha	Demolition of a one-story, 722 square foot single-family residence and detached garage on a 2,550 square foot lot, and construction of a three-story, 35-foot high, 3,411 square foot single-family residence with an attached 444 square foot (two-car garage).	1305 Cabrillo Ave, Venice (Los Angeles County)
<b>5-13-0864-W</b> Michael Keegan	Demolition of an existing 3 unit structure and construction of a new, 30' high, 4489 sq. ft. single family residence	841 Monterey Blvd, Hermosa Beach (Los Angeles County)
<b>5-13-0876-W</b> Jonathan Club	Add an approximately 1,828 square foot (11'-8" wide by 159' long) second floor circulation balcony with open metal guardrail; widen first floor breezeway by 355 square feet below balcony; upgrade existing ADA ramp; construct a 30'-9" high, 569 square foot porte cochere to replace existing; and upgrade doors and windows.	850 Palisades Beach Road, Santa Monica (Los Angeles County)
<b>5-13-0889-W</b> Gregory & Megan Hall	Demolition of an existing single-family residence with detached garage and construction of a new two-story, 28 foot high, 4,969 square foot single-family residence, with basement, attached 430 square foot garage, and approximately 876 cubic yards of grading on a 5,000 square foot lot.	537 N. Swarthmore Ave, Pacific Palisades (Los Angeles County)

<b>5-13-0920-W</b> City Of Santa Monica & Cirque Du Soleil	Erection of a temporary big top tent and ancillary trailer structures for purposes of operating a circus between January 2, 2014 through March 31, 2014.	1550 Pacific Coast Highway, Santa Monica (Los Angeles County)
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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><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>A-5-RPV-02-324-A9</b> Long Point Development, Llc	The proposal would eliminate the 1900 sq. ft. bar and kitchen structure which was previously approved on the upper pool area but not yet constructed by constructing a separate 292 sq. ft. bar and 757 sq. ft. kitchen at the northeastern end of the upper pool area. The proposal also includes the replacement of the existing 350 sq. ft. children's splash pad with a 700 sq. ft. children's wading pool and a 120 sq. ft. pool storage structure on the upper pool area. This would result in the elimination of the existing 185 sq. ft. hot tub, 400 sq. ft. children's sand area, 6 cabana structures, and 925 sq. ft. lawn area.	6610 Palos Verdes Drive South, Rancho Palos Verdes (Los Angeles County)

### ***REPORT OF EXTENSION - IMMATERIAL***

<i><b>Applicant</b></i>	<i><b>Project Description</b></i>	<i><b>Project Location</b></i>
<b>5-90-789-E21</b> Boardwalk Sunset, Llc	Construction of commercial/retail building with 2 floors of subterranean parking. More specifically described in the permit and permit amendment application files.	601 Ocean Front Walk, Venice (Los Angeles County)

**CALIFORNIA COASTAL COMMISSION**

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



October 25, 2013

Doc Sasaki  
2827 Dunleer Place  
Los Angeles, CA 90064

**SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) & (b) of the Coastal Act.**

Based on your project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c) or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

**WAIVER:** 5-13-0665

**APPLICANT:** Stone Family Trust (Attn: Robert Stone)

**LOCATION:** 313 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Construction of a two-story addition (including a new mezzanine) onto the rear of existing two-story, 3,441 square foot apartment building, resulting in a two-story, 35-foot high, 4,528 square foot duplex with a four-stall carport. The project will reduce the number of residential units in the structure three to two.

**RATIONALE:** The proposed project, which abuts the Venice Boardwalk (Ocean Front Walk), has been reviewed and approved by the City of Los Angeles Housing Department and the City Planning Department (Case #DIR-2013-2148-VSO-MEL, 7/16/2013). The City of Los Angeles Housing Department determined that none of the three existing dwelling units in the structure qualify as affordable units (6/18/2013). The proposed project conforms to the Commission's density limit for the site and complies with the 35-foot height limit for structures with varied rooflines in the North Venice area. Adequate on-site parking is provided for the duplex: a four-stall carport accessed from Speedway, 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 249 square feet of permeable landscaped area will be maintained on the 3,920 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 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 **November 15, 2013 meeting in Newport 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



October 25, 2013

Michael Hricak  
4052 Del Rey Avenue, #100  
Venice, CA 90292

**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:** 5-13-0618      **APPLICANT:** Sospel Trust (Attn: Pietro Martini & Catherine Sellman)

**LOCATION:** 547 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 704 square foot single-family residence. An existing two-story, 996 square foot duplex and two parking spaces (one covered/one uncovered) will be maintained on the 2,700 square foot lot. The remainder of the site will be fenced and landscaped.

**RATIONALE:** The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-574-VSO-MEL, 8/6/13). The existing single-family residence, built in 1919, 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. No on-site parking is being removed. 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 **November 15, 2013 meeting in Newport 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

CHARLES R. POSNER  
Coastal Program Analyst

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(562) 590-5071



October 28, 2013

Gehry Partners, LLC  
12541 Beatrice Street  
Los Angeles, CA 90066

**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#:** 5-13-0626**APPLICANT:** Adelaide Property, LLC**LOCATION:** 316 Adelaide Drive, Santa Monica.

**PROPOSED DEVELOPMENT:** Demolition of a 5,295 square foot single-family residence and all ancillary structures, and construction of a new 6,217 square foot, two-story 35 foot high, single-family residence, with basement, breezeway, and attached 2,835 square foot recreation/office/caretaker unit and two car garage, swimming pool and a closed loop geothermal heating and cooling system on a .79 acre lot. Project will incorporate Best Management Practices and comply with the International Ground Source Heat Pump Association geothermal heating/cooling system standards.

**RATIONALE:** The proposed project is located over a ¼ mile from the beach within a developed residential neighborhood, zoned R1(Single-Family). 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 geothermal system will consist of drilling a series of deep 6 inch diameter holes (maximum of 10), installing piping, backfill with cementitious or concrete grout, and using water for heat transfer to reduce the residential project's carbon footprint. The development will incorporate best management practices during and after construction and will direct runoff to landscape/permeable areas and to the existing drain system. 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 November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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



October 28, 2013

California Department of Transportation  
Attn: David Lewis, Environmental Planner  
100 S. Main Street  
Los Angeles, CA 90012

**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:** 5-13-0681      **APPLICANT:** California Department of Transportation (CALTRANS)

**LOCATION:** Alamitos Bay Bridge (No. 53-0064) on Pacific Coast Highway (Route 1) between Loynes Drive and 2<sup>nd</sup> Street, City of Long Beach, Los Angeles County.

**PROPOSED DEVELOPMENT:** Conduct a subsurface geotechnical engineering study up to 120 feet deep consisting of five cone penetration tests (CPTs) and three 4-inch diameter borings conducted on the bridge deck and abutments over a two-week period. The holes in the bridge will be patched with concrete. All material produced as a result of boring activities will be captured and stored or disposed at an appropriate off-site location.

**RATIONALE:** The proposed project is located entirely in the highway right-of-way. The proposed activities are necessary to collect the soil samples to affirm the subsurface geotechnical and groundwater conditions. 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 of Alamitos Bay, 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 site at the end of the 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.

This waiver will not become effective until reported to the Commission at its **November 15, 2013 meeting in Newport 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



October 25, 2013

Sarai Grenell  
708 Hampton Avenue  
Venice, CA 90291

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

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

**WAIVER:** 5-13-0718

**APPLICANT:** Sarai Grenell

**LOCATION:** 708 Hampton Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 825 square foot single-family residence on a 3,162 square foot lot, and construction of a two-story, 28.5-foot high (with a 32.5-foot high roof access structure), 2,950 square foot single-family residence with an attached 400 square foot garage.

**RATIONALE:** The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-2442, 8/8/13) and is compatible with the surrounding land uses (abutting properties are residences). Residences are allowed on the C2-1 zoned lot (Community Commercial). 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 area of Venice (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 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 1,000 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 **November 15, 2013 meeting in Newport 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

CHARLES R. POSNER  
Coastal Program Analyst

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



October 28, 2013

Amy & Brett Niven  
16980 Marquez Ave.  
Pacific Palisades, CA 90272

**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#:** 5-13-0723

**APPLICANT:** Amy & Brett Niven

**LOCATION:** 16980 W. Marquez Ave., Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a new two-story, 33 foot high, 4,027 square foot single-family residence with attached 527 square foot garage, on a 7,500 square foot lot.

**RATIONALE:** The project site is over 1/4 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-2013-2753-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 November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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200 Oceangate, Suite 1000  
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(562) 590-5071



October 25, 2013

Robert Thibodeau, DU Architects  
529 California Avenue  
Venice, CA 90291

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

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

**WAIVER:** 5-13-0751                      **APPLICANT:** Animal Logic, LLC (Attn: Zareh Nalbandian)

**LOCATION:** 1632 Abbot Kinney Boulevard, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Construction of a three-story, 35-foot high, 4,015 square foot single-unit artist residence with studio on a vacant lot. No retail sales are proposed. A 620 square foot garage on the ground floor provides two-on-site parking spaces.

**RATIONALE:** The proposed residential project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2013-2783, 9/6/13) and is consistent with the C2-1 zoning designation and the Commercial-Artcraft land use designation set forth in the certified Venice Land Use Plan. The proposed project conforms to the Commission's density limit for the site and the Commission's 30-to-35-foot height limit for structures in North Venice. Adequate on-site parking is provided for the proposed live/work residential unit in a two-car 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. Permeable pavement will be used for the driveway and 165 square feet of permeable landscaped area will be maintained on the 2,700 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 **November 15, 2013 meeting in Newport 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

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



October 29, 2013

**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#:** 5-13-0765**APPLICANT:** Southern California Gas Company**LOCATION:** 7900 Falmouth Boulevard, Playa del Rey

**PROPOSED DEVELOPMENT:** Remove an existing 12 foot high by 8 foot wide by 19 foot long Motor Control Center (MCC) metal shed and replace with two separate 10 foot by 20 foot and 8 foot by 14, each 12 foot high, metal sheds within the existing facility. The new sheds will be located on new cement slabs.

**RATIONALE:** The proposed project is located within the paved and developed area of the existing gas company facility. Excavation and runoff during construction will be controlled and Best Management Practices will be incorporated during construction. The sheds will be consistent with the existing gas facility equipment and will not have an adverse impact to coastal views. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

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

November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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



October 28, 2013

Rhonda Geller Seibel  
956 Chattanooga Ave.  
Pacific Palisades, CA 90272

**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#:** 5-13-0783

**APPLICANT:** Iada Homes, LLC

**LOCATION:** 538 N. Via de la Paz, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence with detached garage and construction of a new two-story, 28 foot high, 5,448 square foot single-family residence, with basement, attached 400 square foot garage, and approximately 650 cubic yards of grading on a 7,500 square foot lot.

**RATIONALE:** The project site is over 1/3 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-2013-3025-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 November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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



October 28, 2013

Steve Kaali  
23622 Calabasas Rd., #100  
Calabasas, CA 91302

**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#:** 5-13-0837

**APPLICANT:** Saltair, LLC

**LOCATION:** 16835 W. Bollinger Drive, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and backfill swimming pool and construction of a new two-story, 28 foot high, 4,360 square foot single-family residence, with basement, attached 430 square foot garage, and approximately 1,477 cubic yards of grading on a 6,900 square foot lot.

**RATIONALE:** The project site is approximately 1/3 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-2013-2872-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 November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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

October 31, 2013



Austin Peters, Peters Architecture  
67 Brownstone Way  
Aliso Viejo, CA 92656

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

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

**WAIVER:** 5-13-0834      **APPLICANT:** CDS DEV, LLC (Attn: Christian Salceda)

**LOCATION:** 518 Santa Clara Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 780 square foot single-family residence on a 5,200 square foot lot, and construction of a three-story, thirty-foot high, 5,115 square foot single-family residence with an attached 610 square foot (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 #DIR2013-2570, 8/20/13) 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 the proposed project complies with the 25-to-30 foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided: a three-car garage accessed from the rear alley. The curb in front of the site will be restored, creating additional on-street public parking. 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 1,400 square feet of permeable landscaped area will be maintained on the 5,200 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 **November 15, 2013 meeting in Newport 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

October 31, 2013



Robert Thibodeau, DU Architects  
529 California Avenue  
Venice, CA 90291

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

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

**WAIVER:** 5-13-0832                      **APPLICANT:** 304 Grand Blvd., LLC (Ralph Ziman)

**LOCATION:** 308 Grand Boulevard, 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), 3,290 square foot single-family residence with an attached 322 square foot (two-car garage) on a vacant 2,250 square foot lot.

**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 #DIR2013-3066, 10/01/13) 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 the proposed project complies with the 30-to-35-foot height limit in the North Venice area (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided (two-car garage accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 750 square feet of permeable landscaped area will be maintained on the 2,250 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 **November 15, 2013 meeting in Newport 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

November 1, 2013



Robert Thibodeau, DU Architects  
529 California Avenue  
Venice, CA 90291

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

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

**WAIVER:** 5-13-0833

**APPLICANT:** Demitri Samaha

**LOCATION:** 1305 Cabrillo Avenue, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 722 square foot single-family residence and detached garage on a 2,550 square foot lot, and construction of a three-story, 35-foot high, 3,411 square foot single-family residence with an attached 444 square foot (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-2013-3063, 10/1/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the density limit for the site and the Commission's 30-to-35-foot height limit for structures in North Venice. Adequate on-site parking is provided: a two-car garage accessed 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 (400 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 **November 15, 2013 meeting in Newport 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

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



11/6/2013

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#: 5-13-0864-W**

**APPLICANT: Michael Keegan**

**LOCATION:** 841 Monterey Blvd, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolition of an existing 3 unit structure and construction of a new, 30' high, 4489 sq. ft. single family residence

**RATIONALE:** The subject lot is a 2500 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. Four parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable pavement 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 **November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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



October 31, 2013

K. John Lee  
2818 Pearl Street  
Santa Monica, CA 90405

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

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

**WAIVER#:** 5-13-0876**APPLICANT:** Jonathan Club**LOCATION:** 850 Palisades Beach Road, Santa Monica.

**PROPOSED DEVELOPMENT:** Add an approximately 1,828 square foot (11'-8" wide by 159' long) second floor circulation balcony with open metal guardrailing; widen first floor breezeway by 355 square feet below balcony; upgrade existing ADA ramp; construct a 30'-9" high, 569 square foot porte cochere to replace existing; and upgrade doors and windows.

**RATIONALE:** The proposed improvements are to an existing private beach club building and will not intensify the use of the site or extend beyond the seaward extent of the existing development. All improvements will be on privately owned property and will not involve use of any State owned property. The proposed project will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area and Chapter Three policies of the Coastal Act.

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

**CALIFORNIA COASTAL COMMISSION**

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



October 28, 2013

Flora Harvey  
6611 Sasparilla Drive  
Simi Valley, CA 93063

**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#:** 5-13-0889

**APPLICANT:** Gregory & Megan Hall

**LOCATION:** 537 N. Swarthmore Ave, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence with detached garage and construction of a new two-story, 28 foot high, 4,969 square foot single-family residence, with basement, attached 430 square foot garage, and approximately 876 cubic yards of grading on a 5,000 square foot lot.

**RATIONALE:** The project site is approximately 1/2 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-2013-3206-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 November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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



November 5, 2013

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

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

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

**WAIVER#:** 5-13-0920**APPLICANT:** City of Santa Monica & Cirque du Soleil**LOCATION:** 1550 Pacific Coast Highway, Santa Monica.**PROPOSED DEVELOPMENT:** Erection of a temporary big top tent and ancillary trailer structures for purposes of operating a circus between January 2, 2014 through March 31, 2014

**RATIONALE:** The proposed circus will be operating during the non-summer period. The proposed circus has previously used the same site during the same period and during those events there has not been a significant impact to public beach access. Of the total of approximately 1,021 parking spaces within the pier parking area 324 spaces will remain available. A traffic management plan will be required by the City and a free shuttle bus system will also be available from the public parking areas at the Civic Center parking Structure and South Beach Lot. 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

November 13-15, 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

**CALIFORNIA COASTAL COMMISSION**

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

**A-5-RPV-02-324-A9****NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** November 5, 2013

**SUBJECT:** Permit No. **A-5-RPV-02-324** granted to **Long Point Development, LLC** for:

Construction of a 582 room resort: (400 hotel rooms and 82 units consisting of 50 three-keyed "casitas", and 32 "villas", golf practice facility, club house, conference center, 4 restaurants, related commercial uses, public trails; 100 public parking spaces, open space and 784,550 cubic yards of grading on a 102.1 acre site. The proposed project includes Tentative Parcel Map No. 26073, which creates four parcels.

**PROJECT SITE:** 6610 Palos Verdes Drive South, City of Rancho Palos Verdes (Los Angeles County)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

The proposal would eliminate the 1900 sq. ft. bar and kitchen structure which was previously approved on the upper pool area but not yet constructed by constructing a separate 292 sq. ft. bar and 757 sq. ft. kitchen at the northeastern end of the upper pool area. The proposal also includes the replacement of the existing 350 sq. ft. children's splash pad with a 700 sq. ft. children's wading pool and a 120 sq. ft. pool storage structure on the upper pool area. This would result in the elimination of the existing 185 sq. ft. hot tub, 400 sq. ft. children's sand area, 6 cabana structures, and 925 sq. ft. lawn area.

**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 revisions do not constitute an intensification of use, but would instead replace visitor serving features which have been approved by the Commission with other visitor serving features in a slightly modified configuration, all within the existing developed footprint of the upper pool area. The proposed structures are located where they will not have impacts to scenic views, and will not impact the ability of the public to enjoy the existing public recreational features on the subject site.

For the reasons stated above, the changes proposed by the amendment are minor. The proposed permit amendment does not conflict with any of the conditions or terms of the underlying coastal development permit, will not adversely affect public access, public viewsheds, or otherwise adversely affect coastal resources. The special conditions of the underlying permit will remain in effect. The amendment is consistent with the Chapter 3 policies of the Coastal Act, previous Commission approvals, and will not prejudice the City's ability to prepare an LCP. Therefore, staff is recommending that the Commission grant the amendment request.

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

**CALIFORNIA COASTAL COMMISSION**

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



November 6, 2013

## **NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT 5-90-789-E21**

Notice is hereby given that **Boardwalk Sunset, LLC** has applied for a one-year extension of **Coastal Development Permit 5-90-789**, granted by the California Coastal Commission on **November 10, 1991** and amended on **October 14, 1994** for:

**Construction of commercial/retail building with 2 floors of subterranean parking. More specifically described in the permit and permit amendment application files.**

At: **601 Ocean Front Walk, Venice, City of Los Angeles [Los Angeles County APN 4286-028-001].**

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

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