

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

**Th12**

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

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 30, 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 February 7, 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.

DE MINIMIS WAIVERS

1. 5-12-326-W Colby Mayes Inc. (Pacific Palisades, Los Angeles County)
2. 5-12-331-W Mr. Lee Epstein & Nancy Staudt; Ms. Nancy Staudt (Venice, City Of Los Angeles, Los Angeles County)
3. 5-12-334-W Bland Family Trust (Pacific Palisades, Los Angeles County)
4. 5-12-338-W Steve Lazar (Hermosa Beach, Los Angeles County)
5. 5-13-001-W City Of Santa Monica, Attn: Mr. Rod Gould, City Manager (Santa Monica, Los Angeles County)
6. 5-13-005-W Brooks Shores, Llc, Attn: Ms. Kelly Li (Venice, City Of Los Angeles, Los Angeles County)
7. 5-13-006-W Tatiana Botton (Venice, City Of Los Angeles, Los Angeles County)
8. 5-13-007-W Anna Hung-Fei Jen (Hermosa Beach, Los Angeles County)
9. 5-13-008-W Barbara Bosson Trust (Venice, City Of Los Angeles, Los Angeles County)
10. 5-13-012-W Criterion Santa Monica, L L C (Santa Monica, Los Angeles County)

EMERGENCY PERMITS

1. 5-13-013-G City Of Los Angeles, Attn: Mr. William Jones (San Pedro, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-06-481-E4 William Abbott (Venice, Los Angeles County)

TOTAL OF 12 ITEMS

REPORT OF OBJECTION TO IMMATERIAL EXTENSION

1. 5-05-236-E6 MREC Tramonto (Pacific Palisades, Los Angeles County)

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-326-W Colby Mayes Inc.	Demolition of an existing one-story single-family residence and construction of a new one-story, with basement 15 foot high (existing grade), 5,166 square foot single-family residence, with attached 553 square foot two car garage on a 7,336 square foot lot.	294 N. Bellino Dr., Pacific Palisades (Los Angeles County)
5-12-331-W Mr. Lee Epstein & Nancy Staudt Ms. Nancy Staudt	Demolition of a one-story, 884 square foot single-family residence and detached garage on a 3,678 square foot lot, and construction of a two-story, 23-foot high (plus 29-foot high roof deck access structure), 2,028 square foot single-family residence with a detached one-story two-car garage.	828 Venezia Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-334-W Bland Family Trust	Demolition of an existing single-family residence and construction of a new two-story, 31 foot high, 7,503 square foot single-family residence, with detached 691 square foot three-car garage, pool, 443 square foot pool house, on a 16,415 square foot lot.	14975 Corona Del Mar, Pacific Palisades (Los Angeles County)
5-12-338-W Steve Lazar	Demolition of the existing pool house and pool and construction of a new, 5294 sq. ft., 25' high single family residence and 700 cubic yards of cut.	2052 Manhattan Ave., Hermosa Beach (Los Angeles County)
5-13-001-W City Of Santa Monica, Attn: Mr. Rod Gould, City Manager	Installation of twelve 6-foot high (above sand level) by 5-inch in diameter steel poles within a 50' by 100' beach area for the use for slackline recreation by the public.	Muscle Beach, Santa Monica (Los Angeles County)
5-13-005-W Brooks Shores, Llc, Attn: Ms. Kelly Li	Demolition (more than fifty percent) of a one-story, 944 square foot single-family residence and a detached garage on a 5,196 square foot lot, and construction of a two-story, 25-foot high (plus 31.5-foot high roof access structure), 4,132 square foot single-family residence with an attached 397 square foot (two-car) garage.	326 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-006-W Tatiana Botton	Construction of a two-story, 25-foot high, 2,518 square foot single-family residence with an attached two-car garage (378 square feet) on the rear half of a 5,800 square foot lot with an existing one-story, 716 square foot single-family residence and detached one-car garage.	707 & 709 Flower Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-007-W Anna Hung-Fei Jen	Demolition of the existing single family residence and construction of a new, 2950 sq. ft., 29'9" high single family residence and 302 cubic yards of grading	1819 Monterey Blvd., Hermosa Beach (Los Angeles County)

5-13-008-W Barbara Bosson Trust	Demolition of a one-story, 934 square foot single-family residence and shed. All existing trees on the 5,393 square foot lot will remain. The site will be fenced and maintained by the owner as a landscaped garden and yard. Two on-site parking spaces will be maintained on the rear portion of the lot that abuts Milwood Court.	742 Milwood Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-012-W Criterion Santa Monica, L L C	Convert 25,000 square feet of an existing 3-story, with subterranean level, 45,100 square foot mixed use apartment/retail/theater building, to retail use and add 7,490 square feet of office space within the structure and internal breezeway.	1311 Third Street, Santa Monica (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-013-G City Of Los Angeles, Attn: Mr. William Jones	Landslide has taken out part of a public street & nature preserve.	Paseo Del Mar, West Of Weymouth, San Pedro (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-481-E4 William Abbott	Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement.	121 Catamaran Street, Venice (Los Angeles County)

REPORT OF OBJECTION TO IMMATERIAL EXTENSION

5-05-236-E6
MREC Tramonto, LLC

17331 - 17333 Tramonto Drive
Pacific Palisades, (Los Angeles)

CALIFORNIA COASTAL COMMISSION

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



January 28, 2013

Colby Mayes Inc.
1201 Montana Ave., #201
Santa Monica, CA 90403

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

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

WAIVER#: 5-12-326

APPLICANT: The Steve and Teri Marsh Trust


LOCATION: 294 N. Bellino Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing one-story single-family residence and construction of a new one-story, with basement 15 foot high (existing grade), 5,166 square foot single-family residence, with attached 553 square foot two car garage on a 7,335 square foot lot.

RATIONALE: The project site is over a ¼ mile from the ocean on an existing developed lot in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-3024-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. The proposed project is consistent with the City's Baseline Hillside Ordinance and with the character of the area and will not have a significant visual impact from the adjacent Topanga State Park. 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 February 6-7, 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



January 17, 2013

Howard Crabtree & Patrick Killen
930 Manhattan Beach Boulevard
Manhattan Beach, CA 90266

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

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

WAIVER: 5-12-331

APPLICANTS: Lee Epstein & Nancy Staudt

LOCATION: 828 Venezia Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 884 square foot single-family residence and detached garage on a 3,678 square foot lot, and construction of a two-story, 23-foot high (plus 29-foot high roof deck access structure), 2,028 square foot single-family residence with a detached one-story 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-2012-3184, 11/15/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided: three spaces (two-car garage plus a third space on the driveway), all accessed from Venezia 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 (1,261 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 **February 7, 2013 meeting in Redondo 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



January 24, 2013

Block & Block
1880 Century Park East, Suite 415
Los Angeles, CA 90067

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

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

WAIVER#: 5-12-334

APPLICANT: Bland Family Trust

LOCATION: 14975 Corona Del Mar, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 31 foot high, 7,503 square foot single-family residence, with detached 691 square foot three car garage, pool, 443 square foot pool house, on a 16,415 square foot lot.

RATIONALE: The project site is approximately ½ mile from the ocean on an existing developed lot in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-3145-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 February 6-7, 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



1/24/2013

Steve Lazar
PO Box 100
Manhattan Beach, CA

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

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WAIVER#: 5-12-338-W

APPLICANT: Steve Lazar

LOCATION: 2052 Manhattan Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing pool house and pool and construction of a new, 5294 sq. ft., 25' high single family residence and 700 cubic yards of cut.

RATIONALE: The subject lot is a 3055 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 drains and infiltration tanks, 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 **February 6-8, 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

January 24, 2013

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

APPLICANT: City of Santa Monica

CHARLES LESTER
Executive Director
cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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January 24, 2013

John Reed, Reed Architectural Group, Inc.
657 Rose 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: 5-13-005

APPLICANT: Brooks Shores, LLC (Kelly Li)

LOCATION: 326 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition (more than fifty percent) of a one-story, 944 square foot single-family residence and a detached garage on a 5,196 square foot lot, and construction of a two-story, 25-foot high (plus 31.5-foot high roof access structure), 4,132 square foot single-family residence with an attached 397 square foot (two-car) garage.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-3578, 12/27/12) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided: three spaces (two-car garage plus a third space on the driveway), all accessed from Brooks 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 (1,153 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 **February 7, 2013 meeting in Redondo 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
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Long Beach, CA 90802-4302
(562) 590-5071



January 18, 2013

Tatiana Botton
524 11th Street
Santa Monica, CA 90402

**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: 5-13-006

APPLICANT: Tatiana Botton

LOCATION: 707 & 709 Flower Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 25-foot high, 2,518 square foot single-family residence with an attached two-car garage (378 square feet) on the rear half of a 5,800 square foot lot with an existing one-story, 716 square foot single-family residence and detached one-car garage.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-3574, 12/27/12) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two residential units conform to the Commission's density limit for the site. The proposed project conforms with the Commission's 25-foot height limit for structures with flat roofs in the Oakwood area of Venice. Adequate on-site parking is provided (five spaces) for the resulting two residential units. Vehicular access for the new residence is provided only from Rose 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 (1,557 square feet of permeable landscaped area will be maintained on the 5,800 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 **February 7, 2013 meeting in Redondo 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



1/24/2013

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

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

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

WAIVER#: 5-13- 007-W

APPLICANT: Anna Hung-Fei Jen

LOCATION: 1819 Monterey Blvd, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 2950 sq. ft., 29'9" high single family residence and 302 cubic yards of grading

RATIONALE: The subject lot is a 1296 sq. ft. inland lot designated as Medium Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards landscaped areas and a porous drain system, 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 **February 6-8, 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
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(562) 590-5071



January 18, 2013

Michael Fiore
2434 Lincoln Boulevard, 4th Floor
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: 5-13-008

APPLICANT: Barbara Bosson Trust

LOCATION: 742 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 934 square foot single-family residence and shed. All existing trees on the 5,393 square foot lot will remain. The site will be fenced and maintained by the owner as a landscaped garden and yard. Two on-site parking spaces will be maintained on the rear portion of the lot that abuts Milwood Court.

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-2012-3381, 12/10/12) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The existing structure, built in 1940, has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed project 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 **February 7, 2013 meeting in Redondo 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
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(562) 590-5071



January 29, 2013

John Warfel
Metropolitan Pacific
201 Santa Monica Blvd., #620
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#: 5-13-012**APPLICANT:** Criterion Santa Monica, LLC**LOCATION:** 1311 Third Street Promenade, Santa Monica.

PROPOSED DEVELOPMENT: Convert 25,500 square feet of an existing 3-story, with subterranean level, 45,100 square foot mixed-use apartment/retail/theater building, to retail use and add 7,490 square feet of office space within the existing structure and internal breezeway.

RATIONALE: The proposed project will be located in downtown Santa Monica which consists of a mixture of office, retail, residential, and visitor-serving commercial uses. The proposed project will be compatible with the uses in the surrounding area and is a permitted use in the downtown area. The proposed project is located within the City of Santa Monica's Downtown Parking Assessment District which provides over 3,000 parking spaces. Businesses located within the boundaries of the Parking District are not required to provide on-site parking. Furthermore, the proposed conversion of the theater to retail and additional office space will generate less demand on the overall parking supply within the Parking District than the existing mix of uses. 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 February 6-8, 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

**EMERGENCY PERMIT**

DATE: January 15, 2013

EMERGENCY PERMIT: 5-13-013-G

APPLICANT: City of Los Angeles

LOCATION: 1600 S. Paseo Del Mar, San Pedro, City of Los Angeles

EMERGENCY WORK PROPOSED: Installation of eleven 4-inch in diameter, approximately 600 feet in length, perforated/slotted High Density Polyethylene (HDPE) drain lines spaced approximately 20 feet apart, covering an area approximately 3 acres in size, to dewater area adjacent to landslide area to prevent further eastern migration of landslide. The dewatering array will be installed above the bluff via directional drilling and daylight along bluff face with energy dissipation/erosion protection at discharge area. Project is part of the City's Interim slope stabilization of the White Point landslide.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of land movement creating a public safety hazard and potential for additional land movement requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 60 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

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

Very Truly Yours,

CHARLES LESTER
Executive Director

By: _____
Title: District Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 60 days of the date of this permit.
4. Within 120 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: During construction the applicant shall incorporate appropriate measures to ensure that all construction equipment, materials, and debris do not adversely impact the marine environment.

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

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

Enclosures: Acceptance Form
Coastal Permit Application Form

cc: County of Los Angeles Department of Public Works
County of Los Angeles Department of Beaches and Harbors

CALIFORNIA COASTAL COMMISSION

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

**5-06-481-E4**

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

January 29, 2013

Notice is hereby given **William Abbott** has applied for a one year extension of Coastal Development Permit **5-06-481**, granted by the California Coastal Commission on **February 7, 2008** for:

Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement. More specifically described in the application file in the Commission offices.

at: 121 Catamaran Street, Venice, City of Los Angeles, County of Los Angeles.

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

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

Sincerely,
CHARLES LESTER
Executive Director

By: **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



January 28, 2013

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Jack Ainsworth, Senior Deputy Director
Al Padilla, Coastal Program Analyst

Re: **Extension of Coastal Development Permit 5-05-236-E6 (MREC Tramonto, LLC), Pacific Palisades, City of Los Angeles.**

On November 1, 2012, the applicant (MREC Tramonto, LLC) submitted a request to extend Coastal Development Permit 5-05-236 for an additional one-year period. The extension would be the proposed project's sixth extension request. Coastal Development Permit 5-05-236, originally approved by the Commission on February 8, 2006, permits the demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a 205 space parking lot. The project was subsequently amended to a 54-unit condominium project. The project site is located at 17331-17333 Tramonto Drive in the Pacific Palisades area of the City of Los Angeles.

On December 4, 2012, the South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its December 12, 2012 Commission meeting.

Within the ten working-day period (December 4, 2012 to December 18, 2012), during which any person may object to the Executive Director's determination, the South Coast District Office received two letters, from Mr. Jack Purdy and Mr. Rob Veis, objecting to the Executive Director's determination that there are no changed circumstances that affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act (Exhibit A). The objectors assert that traffic in the area, since the time the Commission originally approved the development, has increased due to numerous developments in the surrounding area, which impacts the proposed development and constitutes significant changed circumstances that affect the proposed development's consistency with the Coastal Act.

Section 13169(c) of Title 14 of the California Code of Regulations states in part that in order to deny an extension request objections must identify changed circumstances that may affect the consistency of the development with the Coastal Act. Two years after the original permit was approved by the Commission, the applicant has applied for and has been granted five extension requests. The most recent extension was approved by the Commission on March 20, 2012, finding that there were no changed circumstances affecting the proposed project's consistency with the Coastal Act as of that date.

The letters fail to raise any new or changed circumstances that would affect the proposed project's consistency with the Coastal Act. The primary concern raised in the letters are traffic impacts;

however, the letters fail to address how the purported increased traffic in the area would affect the proposed project's consistency with the Coastal Act. Additionally, the traffic inducing projects that the letters refer to were either (1) studied in the Project's Environmental Impact Report (EIR), (2) underwent their own environmental analysis and mitigations, or (3) were already in place the last time the Commission made a finding that there are no changed circumstances affecting the Project's consistency with the Coastal Act.

For example, the letters cite the reopened Getty Center as a traffic generator, but that project's traffic was considered and analyzed in the EIR. Additionally, many of the buildings that are cited in the letters were fully occupied when the proposed project was originally approved in 2006 and when its original traffic study was prepared in 2002 (the analysis was later updated). Additionally, the letters call attention to the fact that the Westside Waldorf School (2007) was required to install a traffic signal; however, this simply shows that the City of Los Angeles required the Westside Waldorf School to prepare an environmental analysis, taking into account previously approved projects, including the proposed project, and mitigate the traffic impacts of their project.

Furthermore, the proposed project's EIR studied potential traffic impacts for an 84- unit project; the proposed project has since been reduced to a 54-unit project. The EIR concluded that the 84 units would generate an additional 26 a.m. peak hour trips and 33 p.m. peak hour trips per day. The Project has been reduced in size by approximately 35%, which will result in a reduction in overall trips, significantly reducing any traffic generating impacts.

The Veis letter also briefly raises the issue of air quality impacts. Potential air quality impacts were thoroughly analyzed and mitigated in the EIR. Additionally, the reduced size of the proposed project will result in less air quality impacts. Finally, the extension would not diminish the developer's obligation to comply with all mitigation measures, including air quality mitigation measures, required by the EIR and coastal development permit.

Therefore, the Executive Director has concluded that the objection letters do not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letters. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency with the Coastal Act, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit. In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit 5-05-236-E6 to February 8, 2013, one year from the previous date of expiration.

Exhibit A 1/2

RECEIVED
South Coast Region

DEC 10 2012

Jack Purdy
17337 Tramonto Drive #210
Pacific Palisades, California 90272

CALIFORNIA
COASTAL COMMISSION

December 6, 2012

Dear Mr. Charles Lester,

I just received your letter concerning "Notice of Extension Request for Coastal Development Permit" in reference to an application for a one year extension of Permit No. 5-05-236 which was granted by the California Coastal Commission on February 8, 2006.

With all due respect I would strongly disagree with your determination that "there are no changed circumstances affecting the proposed development's consistency with the Coastal Act."

- The California Coastal Commission itself granted an amendment request to Permit 5-05-236 (5-05-236-A1) March 26, 2008 which included a reduction in the total number of condominium units from 82 to 54. In the rationale for approval it was clearly documented that the reduction of condominium units to 54 **"will create a lower housing density on-site and therefore may result in decreased impacts to surrounding traffic, parking and public access."**
- Since February 8, 2006 The Westside Waldorf School began operation in January of 2007 providing on site classes for **200 students (Kindergarten through 8th grade)** at 17310 W Sunset Blvd Pacific Palisades, Ca. 90272. This property had previously been empty without any commercial activity. The school was only allowed to become operational with the **mandate that a formal stoplight had to subsequently be installed at the intersection of Sunset and Los Liones Drive.** The stoplight was mandated for it was very apparent to the city council that with the increased traffic from the school it would be very difficult for cars to safely and in a timely manner turn onto Los Liones from Sunset and for cars to turn onto Sunset from Los Liones.
- Since the Westside Waldorf School opened traffic indeed has greatly increased at the Sunset-Los Liones intersection and school personnel routinely take all the available parking spaces along both sides of Los Liones up to Tramonto Drive which is the **only road of ingress or egress for the proposed condominium project.**
- Approximately one year ago Chabad bought what was previously a closed plant nursery at the corner of Los Liones and Sunset Blvd. and opened the **Palisades Jewish Early Childhood Center** which is providing education to students up to the 6th grade with a license for up to **72 students.** This has further caused increased traffic and congestion at the Los Liones-Sunset intersection which again is the sole ingress and egress point to Tramonto Drive which is the site of the proposed condominium project. The excavation of dirt and increase of dust and other noxious airborne materials required to shore up/secure the hillside below the proposed

condominium project would obviously present a health hazard to all nearby residents and particularly to the school children at the Westside Waldorf School but also very directly to the children at play/recess at the Palisades Jewish Early Childhood Center.

- With the completion of the Getty Amphitheater the **Getty back gate which is at the end of Liones Drive has been opened to greatly increased traffic for performances/visitors on weekends and particularly in the summer.**
- Most recently a large multiuse structure on the west side of Sunset Blvd **directly below the proposed Tramonto Drive condominium project** has been undergoing a major overall/remodel with several commercial spaces planned on the bottom level and 16 residential units/condominiums planned for the top levels. This building had been previously for several years vacant or unused due to the economic downturn. **This will further impact the surrounding traffic, parking and public access.**

It is my opinion as a concerned homeowner in the Ocean Woods Condominium Association (17337 Tramonto Drive Unit #210) which is directly above the proposed condominium project, that for the above reasons and perhaps others that I have not listed, **contrary to your most recent notice there are significant changed circumstances that affect the proposed development's consistency with the Coastal Act.**

This letter is to serve as my objection to an extension of Permit No. 5-05-236 and my request that the extension application should be reported to the Commission for a hearing.

Thank you for your help and consideration in this matter.

Respectfully,

Jack Purdy



3/8

12/6/12



View at junction of Los Liones Drive and Tamarito Drive looking down Los Liones to Sunset Blvd. with Westside Waldorf School directly across the street on Sunset.

The Palisades Jewish Early Childhood Center occupies the property at the end of Los Liones Drive on the right in this photo.

4/8

12/6/12



Westside Waldorf School
17310 W. Sunset Blvd.
Pacific Palisades, Calif. 90272

5/8

Palisades Jewish Early Childhood Center

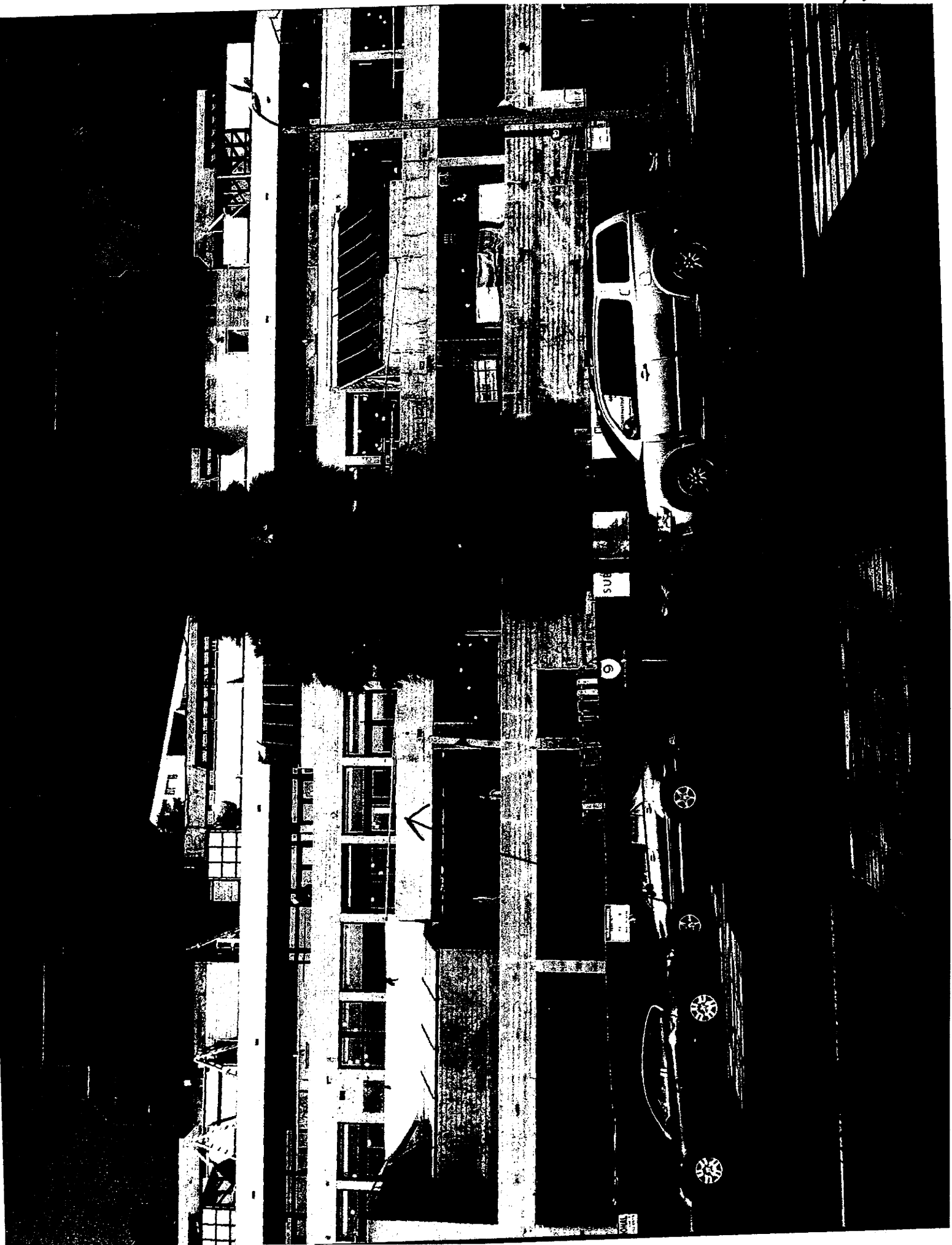
12/6/12



The stoplight at the intersection of Lor Luxer Drive and Sunset Blvd.

(the proposed site for the condominium project on 17331 Tramoto Drive is on the hillside directly above and to the left of the Palisades Jewish Early Childhood Center.)

6/8



7/8
RECEIVED
South Coast Region

DEC 10 2012

**CALIFORNIA
COASTAL COMMISSION**

Rob Veis DDS ,
President of Oceanwoods Terrace HOA
17337 Tramonto Drive #112
Pacific Palisades, California 90272

December 6, 2012

Dear Mr Charles Lester,

I just received your letter concerning "Notice of Extension Request for Coastal Development Permit" in reference to an application for a one year extension of Permit No. 5-05-236 which was granted by the California Coastal Commission on February 8, 2006.

1. **This letter is to serve as my objection to an extension of Permit No. 5-05-236 and my request that the extension application should be reported to the Commission for a hearing. With all due respect I would strongly disagree with your determination that "there are no changed circumstances affecting the proposed developments consistency with the Coastal Act." Below , I have listed a few of the changes that have occurred since February 2006 that clearly have impacted the surrounding traffic, parking and public access:**
2. First, it is my understanding that the California Coastal Commission itself granted an amendment request to Permit 5-05-236 (5-05-236-A1) March 26, 2008 which included **a reduction in the total number of condominium units from 82 to 54.** What is important here is the rationale for the modification of the approval. It was clearly documented that the reduction of condominium units to 54 **"will create a lower housing density on-site and therefore may result in decreased impacts to surrounding traffic, parking and public access."**
3. The increase in traffic in the area since the commission approval is also clearly documented. Since February 8, 2006, a property that had previously been empty and without commercial activity was turned into the **Westside Waldorf School.** This occurred in January of 2007. Currently it is providing on site classes for **200 students (Kindergarten through 8th grade)** at 17310 W Sunset Blvd Pacific Palisades, Ca. 90272. This location is literally just below the proposed construction site. Since the Westside Waldorf School opened, traffic has greatly increased at the Sunset-Los Liones intersection. It is my understanding that the school was only allowed to become operational with the **mandate that a formal stoplight had to be installed at the intersection of Sunset and Los Liones Drive.** Clearly it was apparent to the city council that with the increased traffic from the school it would be very difficult for cars to safely and in a timely manner turn onto Los Liones from Sunset and for cars to turn onto Sunset from Los Liones.

4. School personnel from the **Westside Waldorf School** also routinely take all the available parking spaces along both sides of Los Liones up to Tramonto Drive which is the **only road of ingress of egress for the proposed condominium project.**
5. Approximately one year ago Chabad bought what was previously a closed nursery at the corner of Los Liones and Sunset Blvd. and opened the **Palisades Jewish Early Childhood Center** which is providing education to students up to the 6th grade with a license for up to **72 students.** This has further caused increased traffic and congestion at the Los Liones-Sunset intersection which is the **sole ingress and egress point to the proposed condominium project at Tramonto Drive.**
6. With the completion of the Getty Amphitheater the Getty back gate which is at the end of Los Liones Drive has been opened for performances/visitors on weekends **greatly increasing the traffic.**
7. Most recently a large multiuse structure on the west side of Sunset Blvd **directly below the proposed Tramonto Drive condominium project** has been undergoing a major overall/remodel with several commercial spaces planned on the bottom level and 16 residential units/condominiums planned for the top levels. This building has been vacant or unused for several years due to the economic downturn. **But in a few months, this new building will further impact the surrounding traffic, parking and public access.**
8. To accomplish this large condominium project, a tremendous excavation of the area will be required to shore up/secure the hillside. This will cause an increase of dust and other noxious airborne materials. All of us who live in the area have from the beginning been concerned with the potential health hazard this may bring. Now, with the presence of **all of these school children at the Westside Waldorf School and the children at play/recess at the Palisades Jewish Early Childhood Center** our health concerns are even greater!

Based on the above reasons, it is my opinion as a concerned homeowner in the Ocean Woods Condominium Association (17337 Tramonto Drive Unit #112) which is directly above the proposed condominium project, that **contrary to your most recent notice there are significant changed circumstances that affect the proposed development's consistency with the Coastal Act.**

Thank you for your help and consideration in this matter.

Respectfully,

Rob Veis DDS
President of Ocean Woods Homeowners Association