

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

Item F6

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

*For the
April Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 5, 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 April 12, 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. 5-13-061-W Katherine Deland (Venice, City Of Los Angeles, Los Angeles County)
2. 5-13-072-W Craig Tanimoto (Venice, City Of Los Angeles, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-12-182-W Aubrey Balkind (Venice, City Of Los Angeles, Los Angeles County)
2. 5-13-014-W 232 Grand Blvd, Llc, Attn: Ralph Ziman (Venice, City Of Los Angeles, Los Angeles County)
3. 5-13-035-W Christopher & Narine Butler (Hermosa Beach, Los Angeles County)
4. 5-13-036-W Randy Hirt / Bruce Eddy (Venice, City Of Los Angeles, Los Angeles County)
5. 5-13-040-W Adm Global, Inc., Attn: David Mor (Venice, City Of Los Angeles, Los Angeles County)
6. 5-13-049-W Cai Multi-Unit Pci I, Llc, Attn: Chris Mitchell (Venice, City Of Los Angeles, Los Angeles County)
7. 5-13-057-W Keter Construction & Development, Inc., Attn: Mr. David Mor (Venice, City Of Los Angeles, Los Angeles County)
8. 5-13-060-W Anton & Lauren Schiff (Hermosa Beach, Los Angeles County)
9. 5-13-062-W Zak & Caroline De Sousa Mascolo (Venice, City Of Los Angeles, Los Angeles County)
10. 5-13-074-W Ira Rosenblatt / Laura Stoland (Venice, City Of Los Angeles, Los Angeles County)
11. 5-13-079-W Rob Zeitinger (Santa Monica, Los Angeles County)
12. 5-13-081-W Pelle Johansson (Pacific Palisades, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-10-076-A1 Avalon Bay Communities, Inc, Attn: Aaron Clark Of Armbruster, Goldsmith & Delvac Llp (Marina Del Rey, Los Angeles County)

TOTAL OF 15 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-061-W Katherine Deland	Interior and exterior remodel an existing two-story, 26-foot high, 2,107 square foot single-family residence, including addition of a new roof deck and a 31-foot high, 80 square foot roof access structure. Includes a new 42-inch high fence in the fronting right-of-way as required pursuant to City of Los Angeles Revocable Permit No. 2013-000-015.	23 Anchorage Steet, Venice, City Of Los Angeles (Los Angeles County)
5-13-072-W Craig Tanimoto	Remodel and construct a 349 square foot addition onto the second floor of an existing two-story, 22-foot high, 1,843 square foot single-family residence; resulting in a 22-foot high, 2,192 square foot single-family residence with an attached two-car garage.	214 Carroll Canal, Venice, City Of Los Angeles (Los Angeles County)

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-12-182-W Aubrey Balkind	Demolition of a one-story, 564 square foot single-family residence on a 5,282 square foot lot, and construction of two-story (plus basement), 25-foot high (plus two 35-foot high roof access structures), 6,480 square foot duplex with an attached six-car garage.	338 Indiana Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-014-W 232 Grand Blvd, Llc, Attn: Ralph Ziman	Construction of a three-story, 35-foot high (with a forty-foot high roof access structure), 3,276 square foot single-family residence with an attached 322 square foot garage on a vacant 2,250 square foot lot.	232 Grand Boulevard, Venice, City Of Los Angeles (Los Angeles County)
5-13-035-W Christopher & Narine Butler	Demolition of the existing duplex and construction of a new, 30' high, 4866 sq ft single family residence	1825 Monterey Blvd., Hermosa Beach (Los Angeles County)
5-13-036-W Randy Hirt / Bruce Eddy	Construction of an thirty-foot high, two-story (with basement), 4,135 square foot single-family residence on the front portion of a 6,188 square foot lot with an existing two-story, 716 square foot single-family residence (above a three-car garage). Includes a 19'x 7' swimming pool and export of approximately 1,300 cubic yards of excavated soil.	246 3rd Avenue, Venice, City Of Los Angeles (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-040-W Adm Global, Inc., Attn: David Mor</p>	<p>Demolition of a one-story, 855 square foot single-family residence on a 2,250 square foot lot, and construction of a three-story, thirty-foot high (with a 35-foot high roof access structure), 2,798 square foot single-family residence with an attached 328 square foot garage.</p>	<p>406 Grand Boulevard, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-13-049-W Cai Multi-Unit Pci I, Llc, Attn: Chris Mitchell</p>	<p>Major remodel, demolition and additions associated with the conversion of two detached single-family residences into one 25-foot high, two-story, 3,658 square foot single-family residence with an attached (three-car) 732 square foot garage on a 5,408 square foot lot. Includes a new swimming pool and spa, with approximately fifty cubic yards of soil export.</p>	<p>635 Milwood Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-13-057-W Keter Construction & Development, Inc., Attn: Mr. David Mor</p>	<p>Construction of a three-story, thirty-foot high, 4,059 square foot single-family residence with an attached 324 square foot (two-car) garage, and a 17'x 9' swimming pool in the side courtyard. [Project plans revised since prior approval of De Minimis Waiver 5-12-108-W.]</p>	<p>936 Milwood Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-13-060-W Anton & Lauren Schiff</p>	<p>Demolition of the existing duplex and construction of a new, 5535 sq. ft., 30' high single family residence</p>	<p>35 20th Court, Hermosa Beach (Los Angeles County)</p>
<p>5-13-062-W Zak & Caroline De Sousa Mascolo</p>	<p>Construction of a two-story (plus basement), 26.25-foot high (plus 35-foot high roof access structure), 3,895 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 517 square foot studio above a three-car garage) on a 4,550 square foot lot on a walk street. Includes water features on the front façade and a 42'x 8' swimming pool in the side yard. [Project plans revised since prior approval of De Minimis Waiver 5-12-172-W.]</p>	<p>1621 Crescent Place, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-13-074-W Ira Rosenblatt / Laura Stoland</p>	<p>Demolition of a one-story, 1,141 square foot single-family residence and detached garage on a 5,196 square foot lot, and construction of a two-story, 22-foot high, 2,477 square foot single-family residence with a detached four hundred square foot garage.</p>	<p>721 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)</p>
<p>5-13-079-W Rob Zeiting</p>	<p>Demolition of a 1,488 square foot single-family residence and construction of a new 2,652 square foot, 30 foot high, single-family residence, with 500 square foot attached garage.</p>	<p>135 Wadsworth Ave., Santa Monica (Los Angeles County)</p>
<p>5-13-081-W Pelle Johansson</p>	<p>Demolition of more than 50% of the existing 1,755 square foot, 19 foot high, single-family residence, and construction of a new 2,461 square foot, 20 foot high, single-family residence, with 400 square foot two-car garage.</p>	<p>235 Entrada Drive, Pacific Palisades (Los Angeles County)</p>

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

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

5-10-076-A1

Avalon Bay Communities,
Inc, Attn: Aaron Clark Of
Armbruster, Goldsmith &
Delvac Llp

Redesign proposed gangway as required by County
which will have a minor affect on the boat slip
distribution. Boat slips in the 25 foot range will
increase by 3 slips and slips in the 32-38 foot range
will decrease by 2, for an overall gain of 1 boat slip.

14015 Tahiti Way (Parcel 8t), Marina Del Rey (Los
Angeles County)

CALIFORNIA COASTAL COMMISSION

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200 Oceangate, Suite 1000
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(562) 590-5071



March 26, 2013

Wm. Goetz, G&H Constructors, Inc.
630 Pier Avenue
Santa Monica, CA 90405

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: 5-13-061

APPLICANT: Katherine Deland

LOCATION: 23 Anchorage Street, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Interior and exterior remodel an existing two-story, 26-foot high, 2,107 square foot single-family residence, including addition of a new roof deck and a 31-foot high, 80 square foot roof access structure. Includes a new 42-inch high fence in the fronting right-of-way as required pursuant to City of Los Angeles Revocable Permit No. 2013-000-015.

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (within 300 feet of the beach), has been approved by the City of Los Angeles Planning Department (Case #DIR2013-0332, 2/7/13) and is consistent with the R3-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a building height increase greater than ten percent of the existing building's height (Title 14 Ca. Regs. Sec. 13250). The proposed project is consistent with the height limit for the Marina Peninsula area of Venice and adequate on-site parking is provided: six parking spaces for the two detached single-family residences on the property, all accessed from the rear alley. The required 42-inch high fence in the authorized encroachment zone in the Anchorage Street right-of-way is necessary to maintain the unique character of the walk street and the public accessway that runs down the center. 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 **April 12, 2013 meeting in Santa Barbara**. If three (3) 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

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March 28, 2013

Michael J. Kent, Inc.
2801 Ocean Park Blvd., #314
Santa Monica, CA 90405

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: 5-13-072

APPLICANT: Craig Tanimoto

LOCATION: 214 Carroll Canal, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remodel and construct a 349 square foot addition onto the second floor of an existing two-story, 22-foot high, 1,843 square foot single-family residence; resulting in a 22-foot high, 2,192 square foot single-family residence with an attached two-car garage.

RATIONALE: The proposed project, which is located within 300 feet of the mean high tide line (on south bank of Carroll Canal) and within the "Dual Permit" area of the City of Los Angeles. The proposed project has been approved by the City of Los Angeles Planning Department (Case #DIR2013-0776, 3/19/13) and is consistent with the RW1-1 zoning designation and the surrounding land uses. Although the proposed project is a minor building addition, it requires a coastal development permit because it would result in a floor area increase greater than ten percent of the existing internal floor area (Title 14 Ca. Regs. Section 13250). The proposed project is consistent with the thirty-foot height limit for the Venice Canals area and adequate on-site parking is provided. To improve water quality in the watershed, the proposed project will maintain approximately seven hundred square feet of existing uncovered permeable landscaped area in the front yard setback area on the 2,850 square foot lot. No additional floor area is being added within 24 feet of the front (canal-side) property line. Therefore, the proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is also 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 **April 12, 2013 meeting in Santa Barbara**. 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

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(562) 590-5071

March 22, 2013



Valerie Neal, Developer's Permit Services
2794 Carlmont Place
Simi Valley, CA 93065

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

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

WAIVER: 5-12-182

APPLICANT: Aubrey Balkind

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

PROPOSED DEVELOPMENT: Demolition of a one-story, 564 square foot single-family residence on a 5,282 square foot lot, and construction of two-story (plus basement), 25-foot high (plus two 35-foot high roof access structures), 6,480 square foot duplex with an attached six-car garage.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR2012-1705, 3/14/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's two-unit density limit for the site and complies with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice (a 100 square foot roof access structure on each unit is permitted to exceed the roof height limit). Adequate on-site parking is provided for the two residential units in the six-car garage. Vehicular access to the on-site parking is provided only from the rear alley (Indiana Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 2,300 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 **April 12, 2013 meeting in Santa Barbara** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

cc: Commissioners/File

CHARLES R. POSNER
Coastal Program Analyst

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

March 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: 5-13-014 **APPLICANT:** 232 Grand Blvd, LLC (Attn: Ralph Ziman)

LOCATION: 232 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-story, 35-foot high (with a forty-foot high roof access structure), 3,276 square foot single-family residence with an attached 322 square foot garage on a vacant 2,250 square foot lot.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-0279, 1/31/13) 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 35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the single-family residence: two spaces in the attached garage, with access 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 (841 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 **April 12, 2013 meeting in Santa Barbara** 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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Long Beach, CA 90802-4302
(562) 590-5071



3/28/2013

Strour + Associates
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- 035-W

APPLICANT: Christopher & Narine Butler

LOCATION: 1825 Monterey Blvd, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 30' high, 4866 sq ft. single family residence.

RATIONALE: The subject lot is a 3150 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. Three parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable pavers 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 **April 10-12, 2013** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

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March 25, 2013



Amit Apel Design, Inc.
6411 Independence Avenue
Woodland Hills, CA 91367

**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: 5-13-036

APPLICANTS: Randy Hirt & Bruce Eddy

LOCATION: 246 3rd Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of an thirty-foot high, two-story (with basement), 4,135 square foot single-family residence on the front portion of a 6,188 square foot lot with an existing two-story, 716 square foot single-family residence (above a three-car garage). Includes a 19'x 7' swimming pool and export of approximately 1,300 cubic yards of excavated soil.

RATIONALE: The proposed project, which is located four blocks inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR2013-0086, 1/11/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The resulting two detached single-family residences conform to the Commission's two-unit density limit for the site and the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking (five spaces) is provided for the two residential units: three spaces in the existing garage plus two spaces on the driveway apron. Vehicular access to the on-site parking is provided only 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 1,150 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 **April 12, 2013 meeting in Santa Barbara** 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.

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March 25, 2013



Ronny Levy, Studio by Design, Inc.
10935 Camarillo Street
Toluca Lake, CA 91602

**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: 5-13-040

APPLICANT: ADM Global, Inc. (Attn: David Mor)

LOCATION: 406 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 855 square foot single-family residence on a 2,250 square foot lot, and construction of a three-story, thirty-foot high (with a 35-foot high roof access structure), 2,798 square foot single-family residence with an attached 328 square foot garage.

RATIONALE: The proposed project, which is located about one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-0247, 1/29/13) 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 35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the single-family residence: two spaces in the attached garage, with access 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 (744 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 **April 12, 2013 meeting in Santa Barbara** 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.

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March 25, 2013



Dave Wyrick
95 Argonaut, #160
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: 5-13-049 **APPLICANT:** CAI Multi-Unit PCI I, LLC (Attn: Chris Mitchell)

LOCATION: 635 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Major remodel, demolition and additions associated with the conversion of two detached single-family residences into one 25-foot high, two-story, 3,658 square foot single-family residence with an attached (three-car) 732 square foot garage on a 5,408 square foot lot. Includes a new swimming pool and spa, with approximately fifty cubic yards of soil export.

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 #DIR2013-0515, 2/26/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: three spaces in the garage, with access provided from the rear alley (California Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 750 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 April 12, 2013 meeting in Santa Barbara 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

March 22, 2013



Greg Misakyan
6277 Van Nuys Boulevard, #118
Van Nuys, CA 91401

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

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

WAIVER: 5-13-057 **APPLICANT:** Keter Construction & Development, Inc.

LOCATION: 936 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a three-story, thirty-foot high, 4,059 square foot single-family residence with an attached 324 square foot (two-car) garage, and a 17'x 9' swimming pool in the side courtyard. [Project plans revised since prior approval of De Minimis Waiver 5-12-108-W.]

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0885, revised 3/4/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the attached garage and a third space on the driveway, all accessed from the rear alley, Milwood Court. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,612 square feet of permeable landscaped area will be maintained on the 4,250 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 **April 12, 2013 meeting in Santa Barbara** 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

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200 Oceangate, Suite 1000
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(562) 590-5071



3/28/2013

Srour + 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#: 5-13-060-W

APPLICANT: Anton & Lauren Schiff

LOCATION: 35 20th Court, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 5535 sq. ft., 30' high single family residence

RATIONALE: The subject lot is a 3806 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. Four parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards infiltration pits 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 **April 10-12, 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



March 26, 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: 5-13-062

APPLICANTS: Zak & Caroline De Sousa Mascolo

LOCATION: 1621 Crescent Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story (plus basement), 26.25-foot high (plus 35-foot high roof access structure), 3,895 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 517 square foot studio above a three-car garage) on a 4,550 square foot lot on a walk street. Includes water features on the front façade and a 42'x 8' swimming pool in the side yard. [Project plans revised since prior approval of De Minimis Waiver 5-12-172-W.]

RATIONALE: The proposed project, which is about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0734, revised 3/11/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets (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 in the three-car garage, which is accessed from the rear alley (Electric Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately two thousand square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 45' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **April 12, 2013 meeting in Santa Barbara** 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

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200 Oceangate, Suite 1000
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(562) 590-5071



March 26, 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: 5-13-074

APPLICANTS: Ira Rosenblatt & Laura Stoland

LOCATION: 721 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,141 square foot single-family residence and detached garage on a 5,196 square foot lot, and construction of a two-story, 22-foot high, 2,477 square foot single-family residence with a detached four hundred square foot 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-2013-0773, 3/19/13) and is consistent with the RD1.5-1 zoning designation, the density limit, and surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed single-family residence: one-car garage plus two uncovered spaces, all accessed from the rear alley (Indiana Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (2,379 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 **April 12, 2013 meeting in Santa Barbara** 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

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Long Beach, CA 90802-4302
(562) 590-5071



March 27, 2013

James V. Coane
30 N. Raymond Avenue, Ste. 611
Pasadena, CA 91103

**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#: 5-13-079

APPLICANT: Rob Zeiting

LOCATION: 135 Wadsworth Avenue, Santa Monica.

PROPOSED DEVELOPMENT: Demolition of a 1,488 square foot single-family residence and construction of a new 2,652 square foot, 30 foot high, single-family residence, with 500 square foot attached garage.

RATIONALE: The proposed project is located one block from the beach within a developed residential neighborhood, zoned R2R(Low Density Duplex). The project is consistent with the residential character of the surrounding area, and with the certified development policies of the LUP. The project will provide the required two on-site parking spaces. The development will incorporate best management practices by directing runoff to landscape/permeable areas and to 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 April 10-12, 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
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(562) 590-5071



March 27, 2013

Ross Miller
188 Midbury Hill Rd
Newbury Park, Ca 91320

**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#: 5-13-081

APPLICANT: Pelle Johansson

LOCATION: 235 Entrada Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of more than 50% of the existing 1,755 square foot, 19 foot high, single-family residence, and construction of a new 2,461 square foot, 20 foot high, single-family residence, with 400 square foot two-car garage.

RATIONALE: The project site is approximately 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-2013-859-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 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, 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 April 10-12, 2013 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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5-10-076-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: April 2, 2013

SUBJECT: Permit No. 5-10-076-A1 granted to NF Marina LP and Los Angeles County Department of Beaches and Harbors for:

Demolish an existing 230 boat slip marina, including removal of 117 pilings, and construct a 207 boat slip marina consisting of pre-manufactured concrete dock system, 126 concrete pilings, with an in-slip sewage pumpout for all boats and utility hookups.

PROJECT SITE: 14015 & 14035 Tahiti Way (Parcel 8T), Marina Del Rey, 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):

Redesign proposed gangway as required by County in order to be within leaseholder's lease property. The change will have a minor affect on the boat slip distribution. Boat slips in the 25 foot range will increase by 3 slips and slips in the 32-38 foot range will decrease by 2, for an overall gain of 1 boat slip.

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 gangway redesign will require a minor redistribution in the proposed slip sizes and total number of slips which will increase the slips in the smaller range (25 foot or less) by three slips and decrease the mid-range slips (32-38 foot) by two. The final boat slip count will increase by one for a total of 208 slips. Parking will be provided consistent with County requirements. This redistribution change is minor and will not affect boater access and is consistent with past Commission permit action in protecting smaller boat slips and lower cost boating. The proposed amendment is consistent will all applicable policies of the Coastal Act.

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