

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

**W9**

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

*For the
May Meeting of the California Coastal Commission*

MEMORANDUM

Date: April 26, 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 May 8, 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. 5-13-065-W T-Mobile U S A, Attn: Mr. Clark E. Harris (Venice, City Of Los Angeles, Los Angeles County)
2. 5-13-069-W Pierre Vuerings (Venice, City Of Los Angeles, Los Angeles County)
3. 5-13-083-W Craig Garner (Venice, City Of Los Angeles, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-13-066-W Brock Wylan (Venice, City Of Los Angeles, Los Angeles County)
2. 5-13-089-W Rayburn Properties, L L C, Attn: Otto Palmer (Hermosa Beach, Los Angeles County)
3. 5-13-091-W The Abbey Company, Attn: Dennis Loput V.P. (Long Beach, Los Angeles County)
4. 5-13-094-W 133 - 31st Street Llc, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
5. 5-13-105-W City Of Los Angeles Department Of Transportation, Attn: Mr. Tim Fremaux (Venice, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-07-419-E4 910 Hermosa Avenue Development L L C (Hermosa Beach, Los Angeles County)

TOTAL OF 9 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>
5-13-065-W T-Mobile U S A, Attn: Mr. Clark E. Harris	Remove all telecommunications equipment from a 47.5-foot high wood utility pole, and cut the pole down to a height of 38 feet.	Eastern Edge Of Pacific Avenue (4100 block, at intersection with Jib Street), Venice, City Of Los Angeles (Los Angeles County)
5-13-069-W Pierre Vuerings	Interior and exterior remodel of an existing two-story, 22-foot high, 2,626 square foot duplex on a 2,520 square foot beachfront lot, including addition of a new deck and a 28-foot high, 55 square foot stairway enclosure (roof access structure) on the roof. Four parking spaces will be maintained on the site.	2605 Ocean Front Walk, Venice, City Of Los Angeles (Los Angeles County)
5-13-083-W Craig Garner	Enlarge the third floor of an existing three-story, 3,162 square foot single-family residence by enclosing 567 square feet of an exterior deck; resulting in a 35-foot high, 3,729 square foot single-family residence with an attached two-car garage on a 2,887 square foot lot.	129 Mast Mall, 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>
5-13-066-W Brock Wylan	Demolition of a one-story, 1,152 square foot duplex on a 4,200 square foot lot, and construction of a two-story, 25-foot high, 2,796 square foot single-family residence with an attached two-car (412 square feet) garage.	630 Woodlawn Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-13-089-W Rayburn Properties, L L C, Attn: Otto Palmer	Demolition of the existing duplex and construction of three attached condominium units in a 7,333 sq. ft., 30' high structure and 485 cubic yards of cut.	533-535 11th Street, Hermosa Beach (Los Angeles County)
5-13-091-W The Abbey Company, Attn: Dennis Loput V.P.	Lower the elevation (by approximately one foot) of built-up sediment in the federal channel of the Los Angeles River by dragging a beam from a floating platform (a barge). Approximately 800 cubic yards of silt would be dragged into deeper parts of the river bed (about 200 feet southwest) in order to lower a shoal (an area of 120'x 150') that obstructs the passage of ferries into/out of the Catalina Landing Terminal. The proposed project will take no more than three days.	320 Golden Shore (Los Angeles River estuary, between Catalina Landing and Queensway Bridge.), Long Beach (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-094-W 133 - 31st Street Llc, Attn: Kim Komick	Demolition of the existing duplex and construction of a new 3,917 sq. ft., 30' high single family residence, with 700 cubic yards of cut and 575 cubic yards of fill.	133 31st Street, Hermosa Beach (Los Angeles County)
5-13-105-W City Of Los Angeles Department Of Transportation, Attn: Mr. Tim Fremaux	Re-striping of traffic lanes on Washington Blvd. from Mildred Ave. to Del Rey Ave. including new bicycle lanes.	Washington Blvd Between Mildred Ave. And Del Rey Ave., Venice (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-07-419-E4 910 Hermosa Avenue Development L L C	Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.	906 And 910 Hermosa Avenue, Hermosa Beach (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 OceanGate, Suite 1000
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April 19, 2013

Benjamin Z. Rubin, Nossaman LLP
18101 Von Karman Avenue, #1800
Irvine, CA 92616

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: 5-13-065

APPLICANT: T-Mobile USA (Attn: Clark E. Harris)

LOCATION: Eastern edge of Pacific Avenue (4100 block, at intersection with Jib Street), Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remove all telecommunications equipment from a 47.5-foot high wood utility pole, and cut the pole down to a height of 38 feet.

RATIONALE: The proposed project is a restoration project. In 2007, the applicant removed a 38-foot tall wooden guy pole from the City right-of-way at the 4100 block of Pacific Avenue in Venice and erected a taller 47.5-foot high wooden utility pole in the same location within the existing concrete sidewalk. New cell phone equipment and an array of antennae are attached to the new utility pole. The Commission, after a public hearing on February 4, 2009, denied Coastal Development Permit Application 5-07-375 (T-Mobile USA) finding that the taller utility pole and attached equipment adversely affect visual resources on the west bank of Ballona Lagoon, and that an alternative location would avoid the project's visual impacts. The applicant has identified an alternative location (on the top of an existing building) for the telecommunications equipment that would accomplish the need for telephone coverage in the project area without adversely impacting the visual resources on the west bank of Ballona Lagoon. The proposed restoration of the pole to the former lower height of 38 feet and the removal of all telecommunications equipment will enhance the visual quality of the area. The guy pole cannot be completely removed because it provides lateral support for the Department of Water and Power overhead electric transmission line that runs along the western side of Pacific Avenue. 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 May 8, 2013 meeting in San Rafael. 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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Long Beach, CA 90802-4302
(562) 590-5071



April 19, 2013

Amilcar Hosterhail
13900 NW Passage, #102
Marina del Rey, CA 90922

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: 5-13-069

APPLICANT: Thierry Pierre Vuerings

LOCATION: 2605 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Interior and exterior remodel of an existing two-story, 22-foot high, 2,626 square foot duplex on a 2,520 square foot beachfront lot, including addition of a new deck and a 28-foot high, 55 square foot stairway enclosure (roof access structure) on the roof. Four parking spaces will be maintained on the site.

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 #DIR2013-0142, 3/15/13) and is consistent with the RD1.5-1 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. 13253). The proposed project conforms with the Commission's 35-foot height limit for structures in the North Venice area. Adequate on-site parking is provided for the two existing residential units: four stalls accessed from the rear alley (Speedway). 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.

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CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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April 19, 2013

Rick Blomgren, Dimension 3 Architecture
1024 Bayside #171
Newport Beach, CA 92660

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: 5-13-083

APPLICANT: Craig Garner

LOCATION: 129 Mast Mall, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Enlarge the third floor of an existing three-story, 3,162 square foot single-family residence by enclosing 567 square feet of an exterior deck; resulting in a 35-foot high, 3,729 square foot single-family residence with an attached two-car garage on a 2,887 square foot lot.

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (within 300 feet of the mean high tide line - Ballona Lagoon), has been approved by the City of Los Angeles Planning Department (Case #DIR2013-0518, 2/26/13) and is consistent with the R1-1 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 an internal floor area increase greater than ten percent of the existing building's internal floor area (Title 14 Ca. Regs. Sec. 13250). The proposed project conforms with the Commission's 45-foot height limit for structures in the Silver Strand area of Venice. Adequate on-site parking is provided. 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.

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CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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



April 19, 2013

June Veloso
1968 S. Sherbourne Drive
Los Angeles, CA 90034

**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: 5-13-066

APPLICANT: Brock Wylan

LOCATION: 630 Woodlawn Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,152 square foot duplex on a 4,200 square foot lot, and construction of a two-story, 25-foot high, 2,796 square foot single-family residence with an attached two-car (412 square feet) 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-2013-0316-VSO-MEL, 3/14/13) and is consistent with the R2-1 zoning designation, the density limit, and surrounding land uses. The City of Los Angeles Housing Department determined on October 18, 2012 that the two existing one-bedroom residential units on the property are affordable housing units, but the City Planning Department determined on February 8, 2013 that it would not be economically feasible for the applicant to replace the affordable units, pursuant to California Government Code Sections 65590 and 65590.1 (Mello Act). The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Southeast Venice area. Adequate on-site parking is provided for the proposed single-family residence: a two-car garage and a third space on the driveway, all accessed from the rear alley (Woodlawn 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 (1,468 square feet of permeable area will be maintained on the 4,200 square foot lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its May 8, 2013 meeting in San Rafael 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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4/19/2013

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- 089-W

APPLICANT: Rayburn Properties, LLC

LOCATION: 533 and 535 11th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of three attached condominium units in a 7,333 sq. ft., 30' high structure and 485 cubic yards of cut.

RATIONALE: The subject lot is a 5000 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. 9 parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards areas of grasscrete and trench drains 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 **May 8-9, 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

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200 OceanGate, Suite 1000
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April 19, 2013

Mark Hereford, Catalina Express
400 OceanGate, #300
Long Beach, CA 90801

**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: 5-13-091

APPLICANT: The Abbey Company (Attn: Dennis Loput)

LOCATION: 320 Golden Shore (Los Angeles River estuary, between Catalina Landing and Queensway Bridge), City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Lower the elevation (by approximately one foot) of built-up sediment in the federal channel of the Los Angeles River by dragging a beam from a floating platform (a barge). Approximately 800 cubic yards of silt would be dragged into deeper parts of the river bed (about 200 feet southwest) in order to lower a shoal (an area of 120'x 150') that obstructs the passage of ferries into/out of the Catalina Landing Terminal. The proposed project will take no more than three days.

RATIONALE: The proposed project is to ensure safe navigation in the Federal Channel of the Los Angeles River until the U.S. Army Corps of Engineers (USACE) can dredge the channel. The applicant intends to complete the project prior to the busy Memorial Day Holiday weekend. The proposed project was reviewed by the Dredge Materials Management Team on March 27, 2013 at the USACE Los Angeles District office and all agencies agreed no sediment testing, nor Sampling and Analysis Plan, would be required for this project. The speed of the tow boats pulling the barge and drag beam will be reduced in order to minimize turbidity. If the proposal was routine maintenance dredging (rather than relocation of silt within the river), it could be exempted from coastal development permit requirements pursuant to Section 13252 of Title 14 California Regulations. The proposed project will enhance coastal access and public recreation by allowing the ferries to continue to transport tourists between Long Beach and Santa Catalina Island. The proposed project will have no significant adverse impacts on water quality or marine resources. 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 **May 8, 2013 meeting in San Rafael** 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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4/19/2013

Srouer + 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- 094-W

APPLICANT: 133 31st St LLC

LOCATION: 133 31st Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new 3917 sq. ft., 30' high single family residence, with 700 cubic yards of cut and 575 cubic yards of fill.

RATIONALE: The subject lot is a 2100 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Three parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards catch basins and concrete pavers, 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 **May 8-9, 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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Long Beach, CA 90802-4302
(562) 590-5071



April 23, 2013

Tim Fremaux, Transportation Engineer
City of Los Angeles Department of Transportation
100 S. Main Street, 9th Floor
Los Angeles, CA 90012

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

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

WAIVER: 5-13-105

APPLICANT: City of Los Angeles

LOCATION: Washington Boulevard (between Mildred Avenue and Lincoln Boulevard), Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Re-stripe Washington Boulevard traffic lanes and add new crosswalks and bicycle lanes (one five-foot wide bicycle lane in each direction). At least two vehicular lanes will be maintained in each direction. Approximately six public parking spaces will be lost (red curbed) in order to improve sight distances and visibility near intersections for safety purposes. Official signage will be installed as needed.

RATIONALE: The proposed project affects a 3,105-foot long segment of the public right-of-way (Washington Boulevard) which is one-half mile inland of Venice Pier and the beach. Commission authorization is required because the proposed project will result in a loss of public parking in the coastal zone. The proposed project, which will improve the Washington Boulevard Bikeway identified on the Coastal Access Map contained in the certified Venice Land Use Plan (LUP Exhibit #19), will improve coastal access by encouraging more residents, visitors, and employees of the area to use bicycles instead of cars. The loss of several public parking spaces, all of which are located more than one-half mile from the beach, is necessary to improve the safety of cyclists on this busy coastal access highway. In this case, the loss of some public parking will not have a significant effect on coastal access because the parking spaces are not located close to the pier and beach, and the loss of the parking spaces will be offset by the addition of the new five-foot wide bicycle lanes. The proposed project is consistent with Chapter 3 policies of the Coastal Act and the certified Venice Land Use Plan, and it will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **May 8, 2013 meeting in San Rafael** 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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CHARLES R. POSNER
Coastal Program Analyst

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**(5-07-419-E4)**

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

April 26, 2013

Notice is hereby given that **910 Hermosa Ave. Development LLC** has applied for a one year extension of Coastal Development Permit **5-07-419**, granted by the California Coastal Commission on **April 10, 2008** for:

Demolition of an existing dry cleaners and private single-story parking garage and construction of a three-story (over subterranean parking structure), 30-foot high, 19,405 square foot commercial condominium complex with 19 on-site parking spaces on a 5,863 square foot, C-2 zoned lot.

At: 906 and 910 Hermosa Ave, Hermosa Beach, 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: John Del Arroz
Coastal Program Analyst