

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

**Th8**

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

*For the
June Meeting of the California Coastal Commission*

MEMORANDUM

Date: June 10, 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 June 13, 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. 5-13-096-W City Of Avalon (City Of Avalon, Los Angeles County)
2. 5-13-218-W Jerry & Jennifer Drikheki (Long Beach, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-13-056-W City Of Long Beach, Dept. Of Public Works, Attn: Mr. Frank Neely (Long Beach, Los Angeles County)
2. 5-13-073-W Scott Ames (Venice, Los Angeles County)
3. 5-13-084-W Wen W. Chang (San Pedro, Los Angeles County)
4. 5-13-092-W City Of Los Angeles Department Of Public Works, Attn: Env. Specialist Catalina Hernandez (San Pedro, Los Angeles County)
5. 5-13-095-W Jennifer Mccabe & Lee Frees (Venice, Los Angeles County)
6. 5-13-107-W Legado Del Mar, Llc, Attn: Edward Czucker (Playa Del Rey, Los Angeles County)
7. 5-13-203-W Jerry & Jennifer Krikheli (Pacific Palisades, Los Angeles County)
8. 5-13-211-W James & Jennifer Eustice (Pacific Palisades, Los Angeles County)
9. 5-13-216-W Kara Yamagami (Venice, Los Angeles County)
10. 5-13-241-W Dave Wyrick (Venice, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-08-251-A4 Los Angeles Unified School District (Lauds), Attn: Steve Guasti (San Pedro, Los Angeles County)
2. 5-06-226-A1 City Of Santa Monica, Attn: Judith Meister (Santa Monica, Los Angeles County)

TOTAL OF 14 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>
5-13-096-W City Of Avalon	Repair the existing pile-supported fuel pier in Avalon Bay. Repairs involve the addition of eleven timber beams, timber blocking, and new cross braces. Four existing 4-inch diameter jacks will be adjusted, but no new piles will be added.	Casino Point / Avalon Bay, City Of Avalon (Los Angeles County)
5-13-218-W Jerry & Jennifer Drikheki	Re-deck an existing four-foot wide, 22-foot long private pier, gangway, and dock float, and replace hand railings as needed.	311 Bayshore Ave, Long Beach (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>
5-13-056-W City Of Long Beach, Dept. Of Public Works, Attn: Mr. Frank Neely	Remove existing fuel dispensers and pipes from an existing fuel dock in Alamitos Bay, and abandon in place five USTs (underground storage tanks) by filling them with concrete slurry after each tank is cleaned and rinsed	227 North Marina Drive, Long Beach (Los Angeles County)
5-13-073-W Scott Ames	Demolition of a one-story, 847 square foot single-family residence on a 4,200 square foot lot, and construction of a two-story, 24-foot high, 2,322 square foot single-family residence with a detached two-car (400 square foot) garage.	825 Crestmoore Place, Venice (Los Angeles County)
5-13-084-W Wen W. Chang	Convert an existing 1,660 square foot duplex to a single-family residence, including interior and exterior remodel.	281 - 283 W. 16th Street, San Pedro (Los Angeles County)
5-13-092-W City Of Los Angeles Department Of Public Works, Attn: Env. Specialist Catalina Hernandez	Construction of a 6 foot wide, 600 foot long concrete walkway ramp supported by reinforced concrete piles; and intermediate stairs to and from the ramp; and low retaining walls at bottom of slope. The ramp will extend from the top of the 30 foot high bluff top park to the public street at the base of the bluff. The project will include relandscaping the slope with native and drought tolerant non-invasive plants with "smart" irrigation; security lighting along ramp; interpretive signage; and removal of a vertical stairway (11th Street)	700 Beacon Street, San Pedro (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-095-W Jennifer McCabe & Lee Frees	Demolition of a one-story 1,130 square foot duplex, and construction of a two-story, 27.5-foot high, 2,528 square foot duplex with an attached five-car (735 square foot) garage.	617 Flower Street, Venice (Los Angeles County)
5-13-107-W Legado Del Mar, Llc, Attn: Edward Czucker	Demolition of a one-story, 600 square foot vacant building on a 2,791 square foot lot.	6917 S. Vista Del Mar, Playa Del Rey (Los Angeles County)
5-13-203-W Jerry & Jennifer Krikheli	Demolition of an existing 2,323 square foot single-family residence, and construction of a new 4,290 square foot, 27.5 foot high, single-family residence, with attached two-car garage.	429 Via De La Paz, Pacific Palisades (Los Angeles County)
5-13-211-W James & Jennifer Eustice	Demolition of an existing 1,533 square foot single-family residence, and construction of a new 3,305 square foot, 26 foot high, single-family residence, with attached 407 square foot two-car garage.	16050 Aiglon Street, Pacific Palisades (Los Angeles County)
5-13-216-W Kara Yamagami	Demolition of a one-story, 664 square foot single-family residence on a 5,403 square foot lot, and construction of two detached residential units with five on-site parking spaces. The new dwelling unit proposed on the front of the lot is a two-story, 28-foot high, 2,824 square foot single-family residence. On the rear portion of the lot, a one-story detached garage will be enlarged and converted into a two-story, 28-foot high structure with a 977 square foot single-family residence above a five-car (1,043 square foot) garage.	624 Milwood Ave., Venice (Los Angeles County)
5-13-241-W Dave Wyrick	Demolition of a one-story, 1,012 square foot triplex, and construction of a two-story, thirty-foot high, 3,456 square foot single-family residence with an attached two-car (487 square foot) garage and a single-stall carport.	546 Vernon Ave., Venice (Los Angeles County)

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>
5-08-251-A4 Los Angeles Unified School District (Lausd), Attn: Steve Guasti	Demolish two buildings totaling 1,762 square feet and construct a new one-story, 23 feet-6 inch high, 4,350 square foot building for use as an automobile training facility within the Los Angeles Unified School District owned Fort MacArthur property.	900 W. 36th Street, San Pedro (Los Angeles County)
5-06-226-A1 City Of Santa Monica, Attn: Judith Meister	Installation of eight additional benches in children's playground area; and installation of two 8ft. - 3in. By 12ft. - 6in. Concrete pads for the placement of two accessible picnic tables off of an existing concrete walkway adjacent to the children's playground area.	415 Pacific Coast Highway, Santa Monica (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
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May 24, 2013

Bluewater Design Group (Attn: Timothy Bazley)
2500 Via Cabrillo Marina, #200
San Pedro, CA 90731

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 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: 5-13-096

APPLICANT: City of Avalon

LOCATION: Casino Point/Avalon Bay, City of Avalon, Santa Catalina Island, Los Angeles County.

PROPOSED DEVELOPMENT: Repair the existing pile-supported fuel pier in Avalon Bay. Repairs involve the addition of eleven timber beams, timber blocking, and new cross braces. Four existing 4-inch diameter jacks will be adjusted, but no new piles will be added.

RATIONALE: The project site is situated over the water in Avalon Bay within the Commission's original permit jurisdiction. The proposed project is a minor repair to an existing structure (fueling station) that supports recreational boating and coastal access. The size and configuration of the existing pier will not be changed. No new piles are proposed or permitted. The substrate will not be disturbed, and no new fill is proposed or permitted. No discharges are permitted. The applicant has agreed to implement the recommended best management practices during construction in order to avoid any significant adverse effects on marine resources. Therefore, the proposed project will not result in any significant adverse impact to marine resources or water quality. The proposed project will not interfere with the public accessway that exists immediately inland of the seawall in this location. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the certified City of Avalon Local Coastal Program (LCP), and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **June 13, 2013 meeting in Long Beach**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



May 24, 2013

Brian E. Kight
311 Bay Shore Avenue
Long Beach, CA 90803

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 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: 5-13-218**APPLICANT:** Brian E. Kight**LOCATION:** 311 Bay Shore Avenue (Alamitos Bay), City of Long Beach, Los Angeles County.**PROPOSED DEVELOPMENT:** Re-deck an existing four-foot wide, 22-foot long private pier, gangway, and dock float, and replace hand railings as needed.

RATIONALE: The proposed project, situated between Alamitos Bay's vertical seawall and the City Pierhead Line, is a repair of an existing residential boating facility with no adverse impacts to coastal access or coastal resources. The size and configuration of the existing pier, gangway and dock float will not be changed. The existing pier is supported by two concrete piles. No new piles are proposed or permitted. Eelgrass beds will not be disturbed, as there is no bottom disturbance proposed or permitted. The applicant has agreed to implement the recommended best management practices during construction in order to avoid any significant adverse effects on marine resources. The proposed project will not interfere with the public accessway and parkway that exists immediately inland of the seawall in this location. The proposed project has been approved by the City of Long Beach Marine Bureau. The proposed project is consistent with the Chapter 3 policies of the Coastal Act, the certified City of Long Beach Local Coastal Program (LCP), and previous Commission approvals.

This waiver will not become effective until reported to the Commission at its **June 13, 2013 meeting in Long Beach**. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

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May 24, 2013

Joshua Burnam, Anchor QEA
26300 La Alameda, #240
Mission Viejo, CA 92691

**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: 5-13-056

APPLICANT: City of Long Beach

LOCATION: 227 Marina Drive, Alamitos Bay Marina, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Remove existing fuel dispensers and pipes from an existing fuel dock in Alamitos Bay, and abandon in place five USTs (underground storage tanks) by filling them with concrete slurry after each tank is cleaned and rinsed.

RATIONALE: The proposed removal of the marina's old fuel system is the first phase of the City's plan to upgrade the fueling system. Plans for the marina's new fuel system (using the existing dock) will be submitted under a separate permit application. The five USTs are under a paved parking lot on the end of the mole. Removal of the USTs would disturb contaminated soils and groundwater under the tanks and would probably release chemicals into bay waters. Therefore, the City's consultant recommends closure-in-place in order to avoid releases of contaminants that would likely result from tank removal. Once the USTs are properly flushed and filled with concrete slurry, they will be stable, non-hazardous solid structures. The proposed project incorporates spill prevention controls and other appropriate best management practices (BMPs) to avoid accidental spills while the fuel pipes are disassembled and the tanks are flushed. A Long Beach Fire Department hazardous materials inspector will be on site during the removal of dock-mounted and above-water piping and equipment. The proposed project has received approval from the City of Long Beach Fire Department which is the local agent for the State Water Resources Control Board. The proposed project will have no negative effects on coastal 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 **June 13, 2013 meeting in Long 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

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May 24, 2013

Deerbrook Development, Inc. (Attn: Nicole Violani)
10372 Keswick Avenue
Los Angeles, CA 90064

**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: 5-13-073

APPLICANT: Scott Ames

LOCATION: 825 Crestmoore Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 847 square foot single-family residence on a 4,200 square foot lot, and construction of a two-story, 24-foot high, 2,322 square foot single-family residence with a detached two-car (400 square foot) garage.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2012-2998, 10/26/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence 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 (approximately 2,000 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 **June 13, 2013 meeting in Long 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.

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May 29, 2013

Jose Gutierrez
1311 S. Meyler Street
San Pedro, CA 90731

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#: 5-13-084W

APPLICANT: Wen W. Chang

LOCATION: 281 W. 16th Street, San Pedro

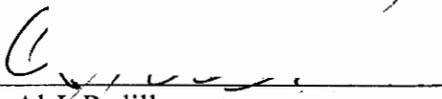
PROPOSED DEVELOPMENT: Convert an existing 1,660 square foot duplex to a single-family residence, including interior and exterior remodel.

RATIONALE: The proposed project is located over ¼ mile from the Los Angeles harbor in an established residential neighborhood consisting of a mix of single and multi-family residences. There will be no change in the existing square footage or foot print of the building. The project is consistent with the character and scale of the area. No parking is available on-site. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 12-14, 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
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May 29, 2013

Catalina Hernandez
Environmental Management Group
City of Los Angeles
Department of Public Works
1149 S. Broadway, Ste 600
Los Angeles, CA 90015

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#: 5-13-092

APPLICANT: City of Los Angeles

LOCATION: 700 Beacon Street, between 11th Street and 13th Street, in the community of San Pedro, City of Los Angeles.

PROPOSED DEVELOPMENT: Construction of a 6 foot wide, 600 foot long concrete walkway ramp supported by reinforced concrete piles; and intermediate stairs to and from the ramp; and low retaining walls at bottom of slope. The ramp will extend from the top of the 30 foot high bluff top park to the public street at the base of the bluff. The project will include re-landscaping the slope with native and drought tolerant non-invasive plants with "smart" irrigation; security lighting along ramp; interpretive signage; and removal of a vertical stairway (11th Street).

RATIONALE: The existing city park measures approximately 30 to 50 foot in width and 1/3 mile long and located on a bluff that ascends from a few feet to 30 feet above Harbor Boulevard, and located over 400 feet from Fisherman's Village and the Port of Los Angeles. The walkway ramp is part of a comprehensive park improvement project to address safety and Americans with Disability Act requirements. The vertical stairway to be removed is in disrepair and too costly to replace. The ramp will provide comparable public access from the park to the street below and will provide two points of access from the bluff top to the ramp and to the street below. 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 June 12-14, 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

Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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May 24, 2013

Modal Design (Attn: Daniel Monti)
5794 Venice Boulevard
Los Angeles, CA 90019

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

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WAIVER: 5-13-095

APPLICANT: Jennifer McCabe

LOCATION: 617 Flower Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story 1,130 square foot duplex, and construction of a two-story, 27.5-foot high, 2,528 square foot duplex with an attached five-car (735 square foot) 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-2013-0956, 4/2/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed two residential units conform to the Commission's density limit for the site, and the proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed duplex: a five-car garage accessed 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 (1,884 square feet of permeable landscaped area will be maintained on the 5,798 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 **June 13, 2013 meeting in Long 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.

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Executive Director

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Coastal Program Analyst

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May 29, 2013

Heather Lee
Legado Companies
270 N. Canon Drive, 2nd Floor
Beverly Hills, CA 90210

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#: 5-13-107W

APPLICANT: Legado Del Mar

LOCATION: 6917 S. Vista Del Mar, Playa Del Rey

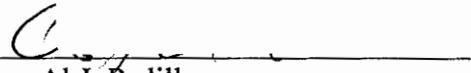
PROPOSED DEVELOPMENT: Demolition of a one-story, 600 square foot vacant building on a 2,791 square foot lot.

RATIONALE: The proposed project is located approximately one block from the beach in an established residential neighborhood consisting of a mix of single and multi-family residences. The structure will be removed from the site and Best Management Practices will be implemented during and after construction. Once removed the vacant private property will remain fenced. The proposed project is not located between the first public road and the sea and will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with the City's certified LUP, past Commission actions for the area, and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their June 12-14, 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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May 29, 2013

Building Solution and Design
1539 Sawtelle Blvd., #18
Los Angeles, CA 90025

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

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

WAIVER#: 5-13-203

APPLICANT: Jerry and Jennifer Krikheli

LOCATION: 429 Via De La Paz, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing 2,323 square foot single-family residence, and construction of a new 4,290 square foot, 27.5 foot high, single-family residence, with attached 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-2013-1127-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 June 12-14, 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



May 29, 2013

CJ Rudolph
1428 9th Street
Santa Monica, CA 90401

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

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

WAIVER#: 5-13-211

APPLICANT: James & Jennifer Eustice

LOCATION: 16050 Aiglon Street, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing 1,533 square foot single-family residence, and construction of a new 3,305 square foot, 26 foot high, single-family residence, with attached 407 square foot two-car garage.

RATIONALE: The project site is approximately 1/2 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-2013-1175-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 June 12-14, 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
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

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(562) 590-5071



May 24, 2013

Kara Yamagami
729 10th Street, Unit B
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: 5-13-216

APPLICANT: Milwood, LLC (Attn: Kara Yamagami)

LOCATION: 624 Milwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 664 square foot single-family residence on a 5,403 square foot lot, and construction of two detached residential units with five on-site parking spaces. The new dwelling unit proposed on the front of the lot is a two-story, 28-foot high, 2,824 square foot single-family residence. On the rear portion of the lot, a one-story detached garage will be enlarged and converted into a two-story, 28-foot high structure with a 977 square foot single-family residence above a five-car (1,043 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-2013-1132, 4/16/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The two proposed residential units conform to the Commission's density limit for the site and the 25-to-30-foot height limit for the Milwood area of Venice. Adequate on-site parking is provided for the resulting two residential units (Five on-site parking spaces accessed from Milwood 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 (2,034 square feet of permeable landscaped area will be maintained on the 5,403 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 **June 13, 2013 meeting in Long 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



May 24, 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: 5-13-241

APPLICANT: CAI Multi-Unit I, LLC (Attn: Chris Mitchell)

LOCATION: 546 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,012 square foot triplex, and construction of a two-story, thirty-foot high, 3,456 square foot single-family residence with an attached two-car (487 square foot) garage and a single-stall carport.

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-2013-1121, 4/16/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined on March 26, 2013 that no affordable housing units exist on the property. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Oakwood area of Venice. Adequate on-site parking is provided for the proposed single-family residence: three spaces, all accessed from Vernon 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 (920 square feet of permeable landscaped area will be maintained on the 4,801 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 **June 13, 2013 meeting in Long 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

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**5-08-251-A4****NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: June 5, 2013
SUBJECT: Permit No. **5-08-251** granted to Los Angeles Unified School District:

Construction of an 810 seat high school, with 30 classrooms, administrative buildings, gymnasium, library, food service, multi-purpose room, amphitheater, sports fields, swimming pool, and 113 surface parking spaces. In addition the project will include up to 36 electric generating wind turbines, a green roof system and photovoltaic panels.

PROJECT SITE: 3210 South Alma, San Pedro

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):

Demolish two buildings totaling 1,762 square feet and construct a new one-story, 23'-6" high, 4,350 square foot building for use as an automobile training facility within the Los Angeles Unified School District owned Fort MacArthur property.

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 auto training facility was an existing use and was previously approved to be relocated from the Los Angeles Unified School property to an existing former army building on the adjacent Fort MacArthur property due to construction of the new high school; however due to the dilapidated state of the building and high cost to bring up to current building code (Field Act), a new building will be constructed and used for the relocated training facility. With the new construction and demolition of two buildings there will be no change in intensity of the site from what was previously approved; there is adequate parking on site; and the building will be located within a developed area. The Commission, therefore, finds that the proposed amendment is consistent with the Chapter 3 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.

CALIFORNIA COASTAL COMMISSION

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Long Beach, CA 90802-4302
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5-06-226-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: June 4, 2013

SUBJECT: Permit No. **5-06-226** granted to **City of Santa Monica** for:

Improvements to an existing public beach facility including: construction of a one-story, approximately 6,200 square foot Event House; two-story, approximately 7,000 square foot Pool House with locker and changing rooms, multi-purpose room, staff offices and storage; one-story, approximately 700 square foot entry pavilion; approximately 500 square foot public restroom; five volleyball courts, two paddle tennis courts; family picnic and child's water play area; children's play ground; two lateral beach boardwalks; one handicap access for vertical access; 1,000 square foot beach concession building; addition of 117 new parking spaces for a total of 279 spaces; and perimeter fencing.

PROJECT SITE: 415 Palisades Beach Road, in the City of Santa Monica

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):

Installation of eight additional benches in children's playground area; and installation of two 8'-3" by 12'-6" concrete pads for the placement of two accessible picnic tables off of an existing concrete walkway adjacent to the children's playground area.

FINDINGS: Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The proposed improvements will be within and adjacent to a public recreational area associated with the City's Annenberg Community Beach House. The proposed improvements will be available to the public and will enhance public recreation. The proposed improvements will be landward of the bicycle pathway and will not interfere with any other public recreational activities in the area. 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.