

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

**W17**

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

*For the
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 8, 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 July 10, 2013 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the South Coast District.

DE MINIMIS WAIVERS

1. 5-13-0247-W Stacey Fishman (Hermosa Beach, Los Angeles County)
2. 5-13-0253-W Malkin Trust, Wolfe Trust, And White Sands Coastal Dev, Llc (Hermosa Beach, Los Angeles County)
3. 5-13-0283-w Thierry Le Due (Pacific Palisades, Los Angeles County)
4. 5-13-0378-w Brad & Ilene Levin (Hermosa Beach, Los Angeles County)
5. 5-13-315-W Geraldine Woods (Venice, Los Angeles County)
6. 5-13-0333-W Steve & Deirdre Woolley (San Pedro, Los Angeles County)
7. 5-13-337-W Cynthia Jackson (Venice, Los Angeles County)
8. 5-13-367-W City Of Rancho Palos Verdes, Dept. Of Public Works (San Pedro, Los Angeles County)

EMERGENCY PERMITS

1. 5-13-0205-G City Of Los Angeles, Dept. Of Public Works, Bureau Of Eng., Attn: Mr. William Jones (San Pedro, Los Angeles County)

IMMATERIAL AMENDMENTS

1. A-5-PPL-11-028-A1 Robert Dolbinski & Jeanne Chen (Pacific Palisades, Los Angeles County)
2. 5-11-056-A1 Robert J. Dolbinski (Pacific Palisades, Los Angeles County)
3. 5-12-026-A1 City Of Long Beach, Dept. Of Parks, Recreation, & Marine, Attn: Mr. Mark Sandoval (Long Beach, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-11-137-E1 301 Ocean A Thru C (Santa Monica, Los Angeles County)

TOTAL OF 13 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-0247-W Stacey Fishman	Demolition of existing duplex and construction of a new, 30 ft. high, 5007 sq. ft. single-family residence.	25 - 18th Street, Hermosa Beach (Los Angeles County)
5-13-0253-W Malkin Trust, Wolfe Trust, And White Sands Coastal Dev, Llc	Demolition of the existing duplex located on two lots, merge the two existing lots to create one lot, and construct one new 30 ft. high, 4894 sq. ft. single family residence.	2545 & 2549 Myrtle Ave, Hermosa Beach (Los Angeles County)
5-13-0283-w Thierry Le Due	Addition of an approximately 12 foot high, 409 square foot guest unit with roof deck, above an existing semi-subterranean two-car garage and addition of a 47 square foot wine cellar adjacent to garage on a lot improved with an existing 4,025 square foot single-family residence. Six on-site parking spaces will be provided.	557 Lucero Ave, Pacific Palisades (Los Angeles County)
5-13-0378-w Brad & Ilene Levin	Demolition of the existing single family residence and construction of a new, 4123 sq. ft., 30 ft. high single family residence.	435 - 29th Street, Hermosa Beach (Los Angeles County)
5-13-315-W Geraldine Woods	Demolition of a one-story, 1,076 square foot single-family residence on a 4,500 square foot lot, and construction of a two-story, 25-foot high, 2,000 square foot single-family residence. On-site parking is provided in an existing detached 360 square foot (two-car) garage.	2923 Dell Ave, Venice (Los Angeles County)
5-13-0333-W Steve & Deirdre Woolley	Convert an existing 2,266 square foot duplex into a single family dwelling with no change in square footage, including interior and exterior remodel, addition of new interior stairs, and raise lower portion of roof line by four feet not exceeding 25 ft. by 9in. Maximum height of existing structure.	3918 Bluff Place, San Pedro (Los Angeles County)
5-13-337-W Cynthia Jackson	Construction of a two-story, 23-foot high, 1,710 square foot single family residence on the rear portion of a 5,940 square foot lot with an existing one-story, 750 square foot single-family residence with an attached one-car garage. The ground floor of the proposed single-family residence includes a three-car garage (672 square feet), which is accessed from the rear alley.	808 - 5th Ave, Venice (Los Angeles County)
5-13-367-W City Of Rancho Palos Verdes, Dept. Of Public Works	Temporary beach access to allow for construction equipment to travel across an approximately 3/4 mile stretch of rocky public beach, above the high tide line, to access City approved storm drain relocation project at base of coastal bluff.	1799 Paeo Del Mar, San Pedro (Los Angeles County)

REPORT OF EMERGENCY PERMITS

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

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-13-0205-G City Of Los Angeles, Dept. Of Public Works, Bureau Of Eng., Attn: Mr. William Jones	Installation of a 18 ground anchors penetrating into bedrock along the upper portion of the bluff immediately east and adjacent to the White Point landslide area to prevent further eastern migration of landslide. The project will be one of two measures implemented to stabilize the bluff and inland area. The first measure implemented under a previous emergency permit (5-12-013-G) was for the installation of subsurface dewatering lines to remove excess ground water. These projects are part of the City's interim slope stabilization of the White Point landslide.	1600 S. Paseo Del Mar, San Pedro (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>
A-5-PPL-11-028-A1 Robert Dolbinski & Jeanne Chen	Revised project description: Construction of a two-story (plus basement), 1,680 square foot single-family residence on a vacant 3,170 square foot lot.	307 Vance Street, Pacific Palisades (Los Angeles County)
5-11-056-A1 Robert J. Dolbinski	Revised project description: Construction of a two-story (plus basement), 1,680 square foot single-family residence on a vacant 3,170 square foot lot.	370 Vance Street, Pacific Palisades (Los Angeles County)
5-12-026-A1 City Of Long Beach, Dept. Of Parks, Recreation, & Marine, Attn: Mr. Mark Sandoval	Revised project description: Remove the existing 313-foot long L-shaped public boat dock at Shoreline Village and replace it in the same location with a new 713-foot long L-shaped public boat dock (with new gangway and three sewage pump-out stations) using twelve existing concrete piles and twelve new concrete piles.	435 Shoreline Village Dr. (Rainbow Harbor, Dock 10), Long Beach (Los Angeles County)

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-11-137-E1 301 Ocean A Thru C	Demolish an existing two-story, 47 unit apartment complex and construct a four-story, 45 foot high, 20 unit condominium complex, with 45 parking spaces within tow subterranean parking levels and 35,000 cubic yards of excavation.	301 Ocean Ave, Santa Monica (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



6/24/2013

Srouer + 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- 0247-W

APPLICANT: Stacey Fishman

LOCATION: 25 18th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of existing duplex and construction of a new, 30' high, 5007 sq. ft. single family residence

RATIONALE: The subject lot is a 2846 sq. ft. inland lot designated as Medium Density in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Two parking spaces are provided on site, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable pavement and infiltration pit, 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 **July 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



6/26/2013

Nagy Bakhoun
3800 Pacific Coast Highway
Torrance, CA 90505

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- 0253-W**APPLICANTS: Malkin Trust, Wolfe Trust, and White Sands Coastal Dev LLC****LOCATION: 2545 & 2549 Myrtle Ave, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing duplex located on two lots, merge the two existing lots to create one lot, and construct one new 30' high, 4894 sq. ft. single family residence.

RATIONALE: The subject site is composed of a 1,286.45 sq. ft. lot and a 1,369 sq. ft. lot, which will be merged to form a 2,656 sq. ft. lot. The lots are located approximately 700 feet from the beach, and are 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 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 **July 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



June 19, 2013

Moises Gonzalez
11685 National Blvd.
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#: 5-13-283

APPLICANT: Thierry Le Duc

LOCATION: 557 Lucero Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Addition of an approximately 12 foot high, 409 square foot guest unit with roof deck, above an existing semi-subterranean two-car garage and addition of a 47 square foot wine cellar adjacent to garage on a lot improved with an existing 4,025 square foot single-family residence. Six on-site parking spaces will be provided.

RATIONALE: The project site is over 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-2013-1218-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 July 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
Long Beach, CA 90802-4302
(562) 590-5071



6/25/2013

Brad and Ilene Levin
435 29th Street,
Hermosa Beach, CA 90254

**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- 0378-W

APPLICANT: Brad + Ilene Levin

LOCATION: 435 29th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 4123 sq. ft., 30' high single family residence

RATIONALE: The subject lot is a 2415 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 concrete, 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 **July 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



June 26, 2013

Avi Galili
1333 Brockton Avenue, #5
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: 5-13-315

APPLICANT: Geraldine Woods

LOCATION: 2923 Dell Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,076 square foot single-family residence on a 4,500 square foot lot, and construction of a two-story, 25-foot high, 2,000 square foot single-family residence. On-site parking is provided in an existing detached 360 square foot (two-car) garage.

RATIONALE: The proposed project, which is located three blocks inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-1366, 5/9/13) and is consistent with the R1-1 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 in an existing two-car garage. A third parking space is provided on the existing driveway. 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 4,500 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 **July 10, 2013 meeting in Ventura** 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



July 18, 2013

Mike Chamberlain
310 S. Prospect Ave., #42
Redondo Beach, CA 90277

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#: 5-13-333W

APPLICANT: Steve & Deirdre Woolley

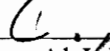
LOCATION: 3918 Bluff Place, San Pedro

PROPOSED DEVELOPMENT: Convert an existing 2,266 square foot duplex into a single family dwelling with no change in square footage, including interior and exterior remodel, addition of new interior stairs, and raise lower portion of roof line by four feet not exceeding 25'-9" maximum height of existing structure.

RATIONALE: The proposed project is located on a coastal bluff in an established residential neighborhood consisting of a mix of single and multi-family residences. The project is consistent with the character and scale of the area. Two parking spaces will be maintained on site consistent with past Commission permit action. The proposed project is 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 July 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
Long Beach, CA 90802-4302
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June 26, 2013

Sergio Garibay
7607 Newlin Avenue, #5
Whittier, CA 90602

**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: 5-13-337

APPLICANT: Cynthia Jackson

LOCATION: 808 5th Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, 23-foot high, 1,710 square foot single-family residence on the rear portion of a 5,940 square foot lot with an existing one-story, 750 square foot single-family residence with an attached one-car garage. The ground floor of the proposed single-family residence includes a three-car garage (672 square feet), which is accessed from the rear alley.

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 #DIR-2013-1228, 4/25/13) 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 is provided for the two residential units: four spaces in the garages, plus additional parking on the driveways. 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 5,940 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 **July 10, 2013 meeting in Ventura** 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



June 27, 2013

City of Rancho Palos Verdes
30940 Hawthorne Boulevard
Rancho Palos Verdes, Ca 90275

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#: 5-13-367

APPLICANT: City of Rancho Palos Verdes


LOCATION: 1799 Paseo Del Mar, San Pedro

PROPOSED DEVELOPMENT: Temporary beach access to allow for construction equipment to travel across an approximately $\frac{3}{4}$ mile stretch of rocky public beach, above the high tide line, to access City approved storm drain relocation project at base of coastal bluff.

RATIONALE: The proposed storm drain and beach outlet were previously approved by the City of Rancho Palos Verdes, however, access to the beach outlet is required through the jurisdiction of Los Angeles County. The applicant will drive a tracked drill rig and excavator along the upper portions of the beach and will avoid the intertidal area. Access by the vehicles will be from a public parking lot within the Royal Palms Beach Park. Equipment will be transported to the site at the start of construction and return at the completion of 3 to 4 month long construction period, and will occur only during the weekday to minimize temporary impacts to public beach access. The machinery will be equipped with drip pans to avoid machine fluid leaks onto beach. Best Management Practices will be implemented to reduce any impacts to the marine environment. Any potential impacts to public beach access will be temporary and will be minimized by the proposed procedures. As proposed, the project is consistent with 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 July 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
Long Beach, CA 90802-4302
(562) 590-5071

**EMERGENCY PERMIT**

DATE: June 27, 2013
EMERGENCY PERMIT: G-5-13-0205*
APPLICANT: City of Los Angeles
LOCATION: 1600 S. Paseo Del Mar, San Pedro, City of Los Angeles

EMERGENCY WORK PROPOSED: Installation of 18 ground anchors penetrating into bedrock along the upper portion of the bluff immediately east and adjacent to the White Point landslide area to prevent further eastern migration of landslide. The project will be one of two measures implemented to stabilize the bluff and inland area. The first measure implemented under a previous emergency permit (5-12-013G) was for the installation of subsurface dewatering lines to remove excess ground water. These projects are part of the City's Interim slope stabilization of the White Point landslide.

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

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

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

Very Truly Yours,

CHARLES LESTER
Executive Director

By: 

Title: District Manager 

* new numbering system

CALIFORNIA COASTAL COMMISSION

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

**5-11-056-A1 &
A-5-PPL-11-028-A1**

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: 3 July 2013

SUBJECT: Coastal Development Permit Nos. 5-11-056 & A-5-PPL-11-028 granted December 8, 2011 to Robert Dolbinski & Jeanne Chen for:

Construction of a three-story, 1,966 square foot single-family residence on a vacant 3,170 square foot lot.

AT: 370 Vance Street, Pacific Palisades, City of Los Angeles, 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):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

Revised project description: Construction of a two-story (plus basement), 1,680 square foot single-family residence on a vacant 3,170 square foot lot.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

On December 8, 2011, the Commission approved Coastal Development Permit A-5-PPL-11-028 (on appeal) and Coastal Development Permit 5-11-056 (Dual Permit) for the construction of a single-family residence on a sloping lot in Pacific Palisades. The applicants have reduced the size of the proposed house in order to comply with local land use regulations that went into effect during the Coastal Commission appeal process. The revised project is in the same footprint as the approved structure, but has a lower roofline and less internal floor area. No changes are proposed to the approved foundation. The proposed revisions are minor in nature and the approval of the permit amendment request will not create any adverse impacts to public access or coastal resources. The conditions of approval are unaffected by the permit amendment. Therefore, the proposed project, as revised by this permit amendment, is consistent with the Chapter 3 policies of the Coastal Act and the underlying coastal development permits.

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

CALIFORNIA COASTAL COMMISSION

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

5-12-026-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: July 2, 2013

SUBJECT: Coastal Development Permit No. 5-12-026 granted April 11, 2012 to City of Long Beach Department of Parks, Recreation and Marine for:

Remove the existing 313-foot long L-shaped public boat dock at Shoreline Village and replace it in the same location with a new 713-foot long L-shaped public boat dock (with new gangway and three sewage pump-out stations) using twelve existing concrete piles and twelve new concrete piles.

AT: 435 Shoreline Village Drive (Rainbow Harbor – Dock 10), City of Long Beach.

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):

DESCRIPTION OF THE PERMIT AMENDMENT REQUEST:

Revised project description: Remove the existing 313-foot long L-shaped public boat dock at Shoreline Village and replace it with a new 561-foot long L-shaped public boat dock with a new eighty-foot long gangway and three sewage pump-out stations. The new concrete dock will be constructed off-site and installed forty feet to the southwest of the existing dock. The relocation of the dock is necessary to avoid grounding and the need for dredging. All twelve existing 24-inch diameter concrete piles will be extracted and re-used in conjunction with eight new 24-inch diameter concrete piles to secure the new dock. No new nighttime lights (except for navigational lights) are proposed as part of the dock replacement project.

FINDINGS:

Pursuant to 14 Cal. Admin. Code Section 13166(a)(2) this amendment is considered to be IMMATERIAL and the permit will be modified accordingly if no written objections are received within ten working days of the date of this notice. This amendment has been considered "immaterial" for the following reason(s):

Although the City of Long Beach has a certified Local Coastal Program (LCP), the Commission has permit jurisdiction over the proposed development because the boat dock is situated on submerged tidelands within the Commission's area of original jurisdiction. Pursuant to Section 30519 of the Coastal Act, any development located within the Commission's area of original

jurisdiction requires a coastal development permit from the Commission. The Commission's standard of review for the proposed event is the Chapter 3 policies of the Coastal Act.

On April 11, 2012, the Commission approved Coastal Development Permit 5-12-026 for the reconstruction of the public boat dock (Dock 10) and sewage pump-out facility located next to the Shoreline Village shopping center and the Downtown Shoreline Marina, near the entrance to Mole Road. The existing dock is deteriorated and insufficiently equipped to meet the demands of the boating public.

The City is requesting this permit amendment so that the need for dredging can be avoided by locating the new dock forty feet to the southwest of the existing dock (i.e., further away from the riprap shoreline). Since the revised dock is shorter than the previously approved dock (561 feet long instead of 713 feet long), fewer piles will be used to secure the dock in place (twenty piles instead of 24 piles).

The conditions of approval, set forth in Coastal Development Permit 5-12-026, are not being changed. The special conditions of Coastal Development Permit 5-12-026 include the following requirements: 1) that the dock be reserved for use by the general public for transient public docking and public recreational boating, 2) that signs be posted that clearly designate the dock for public use, 3) pre-construction and post-construction eelgrass and *Caulerpa taxifolia* (toxic algae) surveys and mitigation for any eelgrass impacts (prior surveys found no eelgrass in the area), and 4) the implementation of specific construction and post-construction best management practices to prevent adverse impacts to water quality.

In conclusion, the proposed project is an encouraged marine related use that supports public recreational boating. The permit amendment will cause no additional adverse impacts to public access or coastal resources. The permit amendment will not result in any obstruction or interference with any coastal views, and will have no negative effect on public access in the Downtown Shoreline area, where Dock 10 is located. The proposed amendment and development does not: a) obstruct views to or along the coast from publicly accessible places; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed plan revisions are consistent with the Chapter 3 policies of the Coastal Act, the underlying coastal development permit, and the City of Long Beach certified LCP.

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

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July 2, 2013

**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

5-11-137-E1

Notice is hereby given 301 Ocean Development LLC has applied for a one year extension of Coastal Development Permit 5-11-137 granted by the California Coastal Commission on August 10, 2011.

for: Demolish an existing two-story, 47 unit apartment complex and construct a four-story, 45 foot high, 20 unit condominium complex, with 45 parking spaces within two subterranean parking levels and 35,000 cubic yards of excavation.

at: 301 Ocean Ave, Santa Monica, (Los Angeles County)

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

for By: Al Padilla
Coastal Program Analyst