

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

**W7**

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

*For the
August Meeting of the California Coastal Commission*

MEMORANDUM

Date: August 7, 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 August 14, 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. 5-13-0496-W Parvanch P. Zolnouni (Venice, Los Angeles County)

DE MINIMIS WAIVERS

1. 5-13-0338-W Tiger Bass Properties, L L C (Venice, Los Angeles County)
2. 5-13-0340-W Red Bull North America (Long Beach, Los Angeles County)
3. 5-13-0376-W Thomas James Capital Inc (Venice, Los Angeles County)
4. 5-13-0392-W 304 Grand Blvd., L L C (Venice, Los Angeles County)
5. 5-13-0405-W Villas At Franklin, L L C (Venice, Los Angeles County)
6. 5-13-0420-W Demitri Samaha (Venice, Los Angeles County)
7. 5-13-0492-W Los Angeles County Waterworks District #29 Malibu (Pacific Palisades, Los Angeles County)
8. 5-13-0502-W East End Properties Inc (Venice, Los Angeles County)

TOTAL OF 9 ITEMS

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION
5-11-056-A1 & A-5-PPL-028-A1 (Dolbinski)

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>
5-13-0496-W Parvanch P. Zolnoui	Remodel and addition of a second floor to an existing one-story, 1,432 square foot single-family residence resulting in a two-story, 24-foot high, 2,487 square foot single-family residence on a 5,218 square foot lot. Two on-site parking spaces will be maintained in the existing detached garage.	2800 Clune Ave, Venice (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>
5-13-0338-W Tiger Bass Properties, L L C	Demolition of a one-story, 1,202 square foot duplex and detached garage on a 4,232 square foot lot, and construction of a two-story, 24-foot high, 2,754 square foot duplex with an attached 395 square foot garage. Five on-site parking spaces are provided.	208-210 Ruth Ave, Venice (Los Angeles County)
5-13-0340-W Red Bull North America	Closure of Pine Avenue Pier September 13 through September 23, 2013 for the production of a Red Bull Flugtag television program on Saturday, September 21, 2013, and construction of a twelve-foot high, 24-foot wide, and 158-foot long ramp/flight deck on the pier. No admission fees will be charged for public viewing of the event. The proposed development will be entirely removed from the pier by Tuesday, September 24, 2013.	330 S. Pine Ave, Long Beach (Los Angeles County)
5-13-0376-W Thomas James Capital Inc	Construction of a two-story, thirty-foot high, 2,672 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (a 654 square foot recreation room above a two-car garage) on a vacant 4,800 square foot lot.	732 Vernon Ave, Venice (Los Angeles County)
5-13-0392-W 304 Grand Blvd., L L C	Demolition of a 1,473 square foot duplex that occupies two abutting 25' x 90' lots (Lot Nos. 13 & 14, Block 2, Tract 9358), and construction on Lot No. 13 of a three-story, 35-foot high (with a forty-foot high roof access structure), 3,317 square foot single-family residence with an attached 340 square foot (two-car garage).	304 Grand Blvd, Venice (Los Angeles County)
5-13-0405-W Villas At Franklin, L L C	Demolition of a 578 square foot single-family residence and detached garage on a 2,339 square foot lot, and construction of a three-story, 35-foot high, 2,909 square foot single-family residence with an attached two-stall carport.	585 Grand Blvd., Venice (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0420-W Demitri Samaha</p>	<p>Demolition of a 695 square foot single-family residence and two detached garages on a 2,850 square foot lot, and construction of a three-story, 35-foot high (with 39-foot high roof access structure), 3,790 square foot single-family residence with an attached 414 square foot (two-car) garage.</p>	<p>237 Windward Ave, Venice (Los Angeles County)</p>
<p>5-13-0492-W Los Angeles County Waterworks District #29 Malibu</p>	<p>Installation of an above ground 48" (height) x 36" (length) x 16" (width) steel electrical cabinet that will be mounted on the side of an existing utility cabinet. The new electrical cabinet will allow operation of underground valves and flow meter for an existing potable waterline. Project is part of a larger repair and retrofit of the Malibu Branch Feeder water transmission main.</p>	<p>16430 1/2 Pacific Coast Hwy., Pacific Palisades (Los Angeles County)</p>
<p>5-13-0502-W East End Properties Inc</p>	<p>Convert an existing one-story, 1,604 square foot duplex into a single-family residence, including Interior and exterior alterations (i.e., remove one kitchen, add new concrete patio). The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.</p>	<p>663 San Juan Ave, Venice (Los Angeles County)</p>

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

5-11-056-A1 & A-5-PPL-11-028-A1
 Robert Dolbinski & Jeanne Chen
 370 Vsnce Street, Pacific Palisades, City of Los Angeles
 (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



July 25, 2013

Parvaneh Zoinouni
2800 Clune Avenue
Venice, CA 90921

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: 5-13-496**APPLICANT:** Parvaneh Zoinouni**LOCATION:** 2800 Clune Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Remodel and addition of a second floor to an existing one-story, 1,432 square foot single-family residence resulting in a two-story, 24-foot high, 2,487 square foot single-family residence on a 5,218 square foot lot. Two on-site parking spaces will be maintained in the existing detached garage.

RATIONALE: The proposed project, which is situated within the "Dual Permit" area of the City of Los Angeles (within 300 feet of Sherman Canal), has been approved by the City of Los Angeles Planning Department (Case #DIR2013-2036, 7/5/13) and is consistent with the R1 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 25-foot height limit for flat-roofed structures in the Southeast Venice area. Adequate on-site parking is provided for the single-family residence: a two-car garage accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 2,000 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz**. 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

July 25, 2013



Howard Robinson
8758 Venice Boulevard #101
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: 5-13-338

APPLICANT: Tiger Bass Properties, LLC

LOCATION: 208 Ruth Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,202 square foot duplex and detached garage on a 4,232 square foot lot, and construction of a two-story, 24-foot high, 2,754 square foot duplex with an attached 395 square foot garage. Five on-site parking spaces are provided.

RATIONALE: The proposed project, which is located about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-1345, 5/7/13) and is consistent with the RD2-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for the "North of Rose" Oakwood area of Venice. Adequate parking is provided for the duplex: five on-site parking spaces, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,370 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz** 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 Occangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071



July 25, 2013

Eric Matijevich, Blue 3 Productions, Inc.
121 Woodland Avenue, #100
Reno, NV 89523

**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: 5-13-340

APPLICANT: Red Bull North America

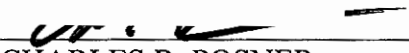
LOCATION: Pine Avenue Pier, Rainbow Harbor, Downtown Shoreline, City of Long Beach.

PROPOSED DEVELOPMENT: Closure of Pine Avenue Pier September 13 through September 23, 2013 for the production of a Red Bull Flugtag television program on Saturday, September 21, 2013, and construction of a twelve-foot high, 24-foot wide, and 158-foot long ramp/flight deck on the pier. No admission fees will be charged for public viewing of the event. The proposed development will be entirely removed from the pier by Tuesday, September 24, 2013.

RATIONALE: Red Bull Flugtag ("flying day" in German) challenges the brave and brainy to design, build and pilot homemade non-motorized flying machines off a thirty-foot high flight deck in hopes of soaring into the wild blue yonder (but actually plunging into the waters below). The applicant's proposal includes procedures to ensure that each of the flying machines is retrieved from the water immediately following its plunge off the end of the pier. Teams are judged on three criteria: flight distance, creativity of the craft, and showmanship. The project site is Pine Avenue Pier and Rainbow Harbor. The pier will be temporarily closed to the public for eleven days, but the Rainbow Harbor Esplanade will remain open to the general public. The waters of Rainbow Harbor will remain open for use by commercial and private vessels. Dock 9 in Rainbow Harbor will be used by camera crews filming the event. Dock 6 will be used for recovering the debris and placing it in a trash barge.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz** 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 25, 2013

Hassan Majd
1663 Selby Avenue, #1
Los Angeles, CA 90024

**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: 5-13-376

APPLICANT: Thomas James Capital, Inc.

LOCATION: 732 Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of a two-story, thirty-foot high, 2,672 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (a 654 square foot recreation room above a two-car garage) on a vacant 4,800 square foot lot.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case # DIR2013-1688, 6/4/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the project conforms to 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 single-family residence: two spaces in the garage plus a one-stall carport, 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 (1,558 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

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200 Oceangate, Suite 1000
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July 25, 2013



Melinda Grey, A.I.A.
639 East Channel Road
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: 5-13-392 **APPLICANT:** 304 Grand Blvd., LLC (Ralph Ziman)

LOCATION: 304 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a 1,473 square foot duplex that occupies two abutting 25'x 90' lots (Lot Nos. 13 & 14, Block 2, Tract 9358), and construction on Lot No. 13 of a three-story, 35-foot high (with a forty-foot high roof access structure), 3,317 square foot single-family residence with an attached 340 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 #DIR2013-1689, 6/4/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit in the North Venice area. Adequate on-site parking is provided (two-car garage accessed from the rear alley). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately 487 square feet of permeable landscaped area will be maintained on the 2,249 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 **August 14, 2013 meeting in Santa Cruz** 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



July 25, 2013

Adam Ozturk
7095 Hollywood Boulevard, #1290
Hollywood, CA 90028

**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: 5-13-405

APPLICANT: Villas at Franklin, LLC (Adam Ozturk)

LOCATION: 585 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a 578 square foot single-family residence and detached garage on a 2,339 square foot lot, and construction of a three-story, 35-foot high, 2,909 square foot single-family residence with an attached two-stall carport.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-1147, 4/18/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit in the North Venice area. Adequate on-site parking is provided in a two-stall carport accessed from Seville 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 (567 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

July 25, 2013



Robert Thibodeau, DU Architects
529 California Avenue
Venice, CA 90291

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

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

WAIVER: 5-13-420

APPLICANT: Demitri Samaha

LOCATION: 237 Windward Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a 695 square foot single-family residence and two detached garages on a 2,850 square foot lot, and construction of a three-story, 35-foot high (with 39-foot high roof access structure), 3,790 square foot single-family residence with an attached 414 square foot (two-car) garage.

RATIONALE: The proposed project, which is located one-quarter mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-1781, 6/13/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site, and the proposed project complies with the 30-to-35-foot height limit in the North Venice area (one 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided in a two-car garage accessed from Granada 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 (757 square feet of permeable landscaped area will be maintained on the lot). The proposed project is consistent with community character, and will have no negative effects on visual resources or coastal access. The project is consistent with Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **August 14, 2013 meeting in Santa Cruz** 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



August 5, 2013

Julian Juarez
Los Angeles County
Waterworks District No. 29
P.O. Box 1460
Alhambra, CA 91802-1460

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#: 5-13-0492 **APPLICANT:** Los Angeles County Waterworks District No. 29

LOCATION: 16430½ Pacific Coast Highway, Santa Monica (Pacific Palisades), City of Los Angeles

PROPOSED DEVELOPMENT: Installation of an above ground 48" (height) x 36" (length) x 16" (width) steel electrical cabinet that will be mounted on the side of an existing utility cabinet. The new electrical cabinet will allow operation of underground valves and flow meter for an existing potable waterline. Project is part of a larger repair and retrofit of the Malibu Branch Feeder water transmission main.

RATIONALE: The proposed project will help maintain operation of the existing waterline. The cabinet will be located on the seaward side of Pacific Coast Highway within a public beach parking lot, adjacent to an existing utility cabinet similar in height and longer (6' x 6'), and will use existing electrical service. The cabinet will be located within an existing utility easement and will not impact public parking. As located and designed, the proposed project will not have a significant impact on coastal views, 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 August 14-15, 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

July 25, 2013



Jon Walters
226 N. Crescent Drive, #1A
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: 5-13-502

APPLICANT: East End Properties, Inc.

LOCATION: 663 San Juan Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing one-story, 1,604 square foot duplex into a single-family residence, including interior and exterior alterations (i.e., remove one kitchen, add new concrete patio). The three existing on-site parking spaces are being maintained, with vehicle access provided only from the rear alley.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2013-1424, 5/14/13) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. Adequate on-site parking is provided for the single-family residence, accessible only from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately three thousand square feet of permeable landscaped area will be maintained on the 5,210 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 **August 14, 2013 meeting in Santa Cruz** 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 25, 2013

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: District Director John Ainsworth
Staff Analyst Charles Posner

Re: Permit Amendment Request No. 5-11-056-A1 & A-5-PPL-11-028-A1 (Dolbinski).

On December 8, 2011, the Commission granted to Robert Dolbinski & Jeanne Chen Coastal Development Permit 5-11-056/A-5-PPL-11-028 for:

Construction of a three-story, 1,966 square foot single-family residence on a vacant 3,170 square foot lot. More specifically described in the permit file in the Commission's South Coast District Office.

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

On June 10, 2013, the applicants (Robert Dolbinski & Jeanne Chen) submitted a request to amend Coastal Development Permit 5-11-056/A-5-PPL-11-028, as follows:

DESCRIPTION OF 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.

Pursuant to Section 13166(b) of Title 14 of the California Code of Regulations, the Executive Director determined that the proposed permit amendment for a revised project description (smaller house) is immaterial because the proposed changes are minor in nature and the approval of the permit amendment request will not create any adverse impacts to public access or coastal resources.

On July 3, 2013, the South Coast District Office in Long Beach issued notice of the Executive Director's determination (Notice of Proposed Permit Amendment) to all persons known to be interested in the application. The Notice of Proposed Permit Amendment recommended that the permit amendment request be considered "immaterial" and granted 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.

The Executive Director reported this determination to the Commission at its July 13, 2013 Commission meeting in Ventura. Within the ten working-day period during which any person may object to the immaterial amendment request (July 5 – July 18, 2013), the South Coast District Office received one letter of objection (See Attachment).

Section 13166(b)(2) of Title 14 of the California Code of Regulations states

(2) If a written objection to notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the immaterial amendment shall not be effective until the amendment and objection are reported to the commission at its next regularly scheduled meeting. The executive director shall include a copy of the letter(s) of objection to the commission with the report. If any three (3) commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the commission for action as set forth in subsection (c) below. Otherwise, the immaterial amendment shall become effective.

Pursuant to Section 13166(b)(2) of the Regulations, the Executive Director is hereby reporting the written objection to the immaterial amendment to the Commission. The Executive Director has determined that the objection does not raise an issue of conformity with the Coastal Act.

Objector's Assertions

The objection letter asks for the Commission to deny the coastal development permit because of the concerns (the steepness of the project site and its location next to Rustic Creek) raised by opponents of the project during (and prior to) the December 8, 2011 public hearing when the Commission granted its original approval of the coastal development permit application.

The Executive Director has determined that the objection raises issues that are addressed by the special conditions of the approved coastal development permit, and the objection does not raise an issue of conformity with the Coastal Act. If any three commissioners object to the Executive Director's designation of immateriality, the amendment application shall be scheduled for a public hearing and Commission action at a future meeting as set forth in Section 13166(c) of the Regulations. Otherwise, the permit amendment shall become effective.

David S. Jackson
344 E. Rustic Road
Santa Monica, CA 90402, USA
☎ 310.454.8643
getjackson@msn.com

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CALIFORNIA
COASTAL COMMISSION

July 13, 2013

Mr. Charles Posner
California Coastal Commission
South Coast Area Office
200 OceanGate, Suite 1000
Long Beach, CA 90802-4302

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

Dear Mr. Posner,

I am writing in response to a Notice of Proposed Permit Amendment I received from Charles Lester dated July 3, 2013, concerning the above noted permit. This is in regards to proposed construction of a single family residence at 370 Vance Street, Pacific Palisades, City of Los Angeles, California.

As noted in the Findings, the lot is sloped, *extremely*, and at its base is Rustic Creek, which flows all year into the Pacific about 1/10 of a mile downstream at Will Rogers State Beach. The hillside, or cliff, that the home is to be situated on is so steep and unstable that when soil samples were drilled there two years ago, loose dirt and rock cascaded from the hillside into the creek. This was from a single small diameter hole drilled from the narrow (no more than eight foot) flat portion of the lot on Vance Street. The entire remainder of the lot slopes down and ends at the creek, which I believe is property of the Los Angeles County Flood Control District. The construction process will undoubtedly send large amounts of waste and dirt into the creek. The hillside is only compacted soil, so unstable that a former home fell from the site years ago, and no one has been foolish enough to attempt to build on this questionable land ever since.

If you stand on Vance Street, looking down 35 feet to Rustic Road and the creek directly below, it's obvious that constructing a house here will have an adverse impact on coastal resources. There will be a lot of soil disruption and there is no way it won't end up in the creek, or cause the entire fragile hillside to collapse. It's just dirt; very little rock. No one climbs on it because it's so unstable. Access to the lower portion of the site is only possible by entering the creek.

Please reconsider and deny this permit and protect the natural resources below and downstream. This project will be a mess. It's folly to build on such a narrow, sloped, unstable site.

Thank you for considering my opinion.

Sincerely,

