

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

**W30**

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

*For the
September Meeting of the California Coastal
Commission*

MEMORANDUM

Date: September 6, 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 September 11, 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. 5-13-0363-W Steven Kydd & Sara Taylor (Pacific Palisades, Los Angeles County)
2. 5-13-0473-W 1515 Hermosa Ave, Llc (Hermosa Beach, Los Angeles County)
3. 5-13-0497-W Ravi Guha ()
4. 5-13-0504-W Gina Phinny (Venice, Los Angeles County)
5. 5-13-0516-W (Long Beach, Los Angeles County)
6. 5-13-0521-W Joseph L. Arenson (Pacific Palisades, Los Angeles County)
7. 5-13-0530-W Gedgaudas Family Trust (Pacific Palisades, Los Angeles County)
8. 5-13-0543-W Forrest Poorman (Venice, Los Angeles County)
9. 5-13-0551-W 1800 Hermosa Ave, Llc (Hermosa Beach, Los Angeles County)
10. 5-13-0627-W Bpla Investments Llc (Venice, Los Angeles County)
11. 5-13-0648-W Diana Hobson (Venice, Los Angeles County)

IMMATERIAL AMENDMENTS

1. 5-12-176-A1 City Of Los Angeles (Venice, Los Angeles County)

TOTAL OF 12 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>
5-13-0363-W Steven Kydd & Sara Taylor	Demolition of an existing single family residence and construction of a 3,300 square foot, 21 foot high two story, single family residence, with two car garage swimming pool and approximately 900 cubic yards of grading.	504 E. Rustic Road, Pacific Palisades (Los Angeles County)
5-13-0473-W 1515 Hermosa Ave, Llc	Demolition of the existing mixed use office/residential building and construction of 2 detached condominium unit, at 30' high and 3156 square feet and 3086 square feet	1515 Hermosa Ave, Hermosa Beach (Los Angeles County)
5-13-0497-W Ravi Guha	Demolition of a two-story, 1,216 square foot duplex and detached garage, and construction of a two-story, 28-foot high (plus 32-foot high roof access structure), 1,914 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 485 square foot recreation room above a 548 square foot garage) on a 4,108 square foot lot on a walk street.	
5-13-0504-W Gina Phinny	Demolition of a one-story, 1,157 square foot single-family residence on a 3,207 square foot lot, and construction of a two-story, 25-foot high (plus 32-foot high roof access structure), 2,327 square foot single-family residence with an attached 370 square foot garage.	3009 Sanborn Ave, Venice (Los Angeles County)
5-13-0516-W	Attach a 3'x 4' steel landing platform and 2.5'x 18' gangway to the existing vertical seawall on the south bank of the canal in order to provide access to an existing 6'x 20' private dock float, which will be moved east 4.5 feet. No bottom disturbance is permitted.	68 Rivo Alto Canal, Naples Island, Long Beach (Los Angeles County)
5-13-0521-W Joseph L. Arenson	Demolition of an existing single-family residence and construction of a new two-story, 32 foot high, 11,025 square foot single-family residence, with basement, attached 725 square foot garage, pool, and approximately 1,100 cubic yards of grading on a 15,100 square foot lot.	15001 Corona Del Mar, Pacific Palisades (Los Angeles County)
5-13-0530-W Gedgaudas Family Trust	Demolition of an existing 2,941 square foot single family residence and construction of a two story 4,270 square foot single family residence with an attached 413 square foot two car garage on an 8,402 square foot lot.	636 N. Las Casas Ave, Pacific Palisades (Los Angeles County)
5-13-0543-W Forrest Poorman	Substantial demolition (more than 50%) of a one-story, 94 square foot single-family residence on a 4,012 square foot lot, and construction of a two-story, thirty-foot high, 2,669 square foot single-family residence with an attached 366 square foot garage. Includes a 32 ft. x 12 ft. swimming pool in the rear yard and approximately 70 cubic yards of exported material.	3113 Yale Ave, Venice (Los Angeles County)

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-13-0551-W 1800 Hermosa Ave, Llc	Demolition of the existing four unit apartment building and construction of an attached two unit condominium structure. The project would be 30' high, and would consist of one 3,543 sq.ft unit and one 3,339 sq.ft. unit.	1500 Hermosa Ave, Hermosa Beach (Los Angeles County)
5-13-0627-W Bpla Investments Llc	Demolition of a one-story, 664 square foot single-family residence on a 4,802 square foot lot, and construction of a two-story, thirty-foot high, 3,156 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (a 629 square foot recreation room above a three-car garage).	660 Sunset Avenue, Venice (Los Angeles County)
5-13-0648-W Diana Hobson	Convert an existing one-story, 1,474 square foot duplex (with guest room) into a single family residence. The existing on-site parking spaces are being maintained with vehicle access provided only from the rear alley	14 Breeze Avenue, 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>
5-12-176-A1 City Of Los Angeles	Revise Special Condition 1.A. to authorize a later date of zip line removal (October 31st instead of October 1st) upon completion of the approved three-month pilot program, as follows: 1.A. Approved Development – Removal of Development. Coastal Development Permit 5-12-176 approves the installation of a zip line attraction in the Venice Beach Recreation area (seaward of the boardwalk, between Horizon Avenue and 17th Avenue) for a three-month pilot program for the spring/summer of 2013. The development (the launch and landing towers) shall be removed from the Venice Beach Recreation area upon completion of the approved three-month pilot program and prior to October 31 October 1, 2013. The applicant shall obtain an approved Local Coastal Development Permit from the City of Los Angeles prior to applying to the Commission to approve the operation of the zip line attraction beyond the initial three-month pilot program approved by Coastal Development Permit 5-12-176.	1500-1600 Ocean Front Walk (On The Beach), Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



August 26, 2013

Greg Crawford
500 S. Raymond Ave.
Pasadena, CA 91105

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#: 5-13-363

APPLICANT: Steven Kydd & Sara Taylor

LOCATION: 504 E. Rustic Road, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a 3,300 square foot, 21 foot high, two-story, single-family residence, with two-car garage, swimming pool, and approximately 900 cubic yards of grading.

RATIONALE: The project site is over 1/4 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-2013-1626-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 September 11-12, 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



9/6/2013

Srcour + Associates, LLC
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

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WAIVER#: 5-13- 0473-W**APPLICANT: 1515 Hermosa Ave, LLC****LOCATION: 1515 Hermosa Ave, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing mixed use office / residential building and construction of 2 detached condominium units, at 30' high and 3156 square feet and 3086 square feet.

RATIONALE: The subject lot is a 3887 sq. ft. inland lot designated as Residential Medium Density in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Six 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 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 **September 11-12, 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



August 22, 2013

Eric Lindeman & David Hertz, Architects
57 Market Street
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: 5-13-497

APPLICANT: Ravi Guha

LOCATION: 1647 Crescent Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a two-story, 1,216 square foot duplex and detached garage, and construction of a two-story, 28-foot high (plus 32-foot high roof access structure), 1,914 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 485 square foot recreation room above a 548 square foot garage) on a 4,108 square foot lot on a walk street.

RATIONALE: The proposed project, which is about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-2881, 6/4/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided for the single-family residence: a two-car garage with a third space on the driveway, all accessed from the rear alley (Electric Court). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (approximately nine hundred square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 40' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 11, 2013 meeting in Eureka** 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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August 22, 2013

Victor Corona
25725 Wallace Place
Stevenson Ranch, CA 91381

**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: 5-13-504

APPLICANT: Gina Phinny

LOCATION: 3009 Sanborn Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,157 square foot single-family residence on a 3,207 square foot lot, and construction of a two-story, 25-foot high (plus 32-foot high roof access structure), 2,327 square foot single-family residence with an attached 370 square foot 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 #DIR2013-1351, 5/7/13) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 25-to-30 foot height limit for homes in the Southeast Venice area (a 100 square foot roof access structure is permitted to exceed the roof height limit). Adequate on-site parking is provided for the single-family residence: a two-car garage with a third space on the driveway, all accessed from the rear alley (Grand Canal 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 1,333 square feet of permeable landscaped area will be maintained on the 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 the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

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Long Beach, CA 90802-4302
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August 22, 2013

Swift Slip Dock & Pier Builders
2027 Placentia Avenue
Costa Mesa, CA 92627

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

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WAIVER: 5-13-516

APPLICANT: Debbie Mitchell

LOCATION: 68 Rivo Alto Canal, Naples Island, City of Long Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Attach a 3'x 4' steel landing platform and 2.5'x 18' gangway to the existing vertical seawall on the south bank of the canal in order to provide access to an existing 6'x 20' private dock float, which will be moved east 4.5 feet. No bottom disturbance is permitted.

RATIONALE: The proposed project, which is an improvement to an existing private residential boat dock, is located in Rivo Alto Canal and on the canal's vertical seawall. The dock is associated with the applicant's adjacent single-family residence and is for boating recreation purposes. The size and configuration of the existing dock float will not be changed. The proposed project will have no adverse impacts to coastal access, public boating channels, or other coastal resources. Eelgrass beds will not be disturbed, as there is no bottom disturbance proposed or permitted. An eelgrass survey conducted June 7, 2013 by Robert Wiegand (Dive Works) found no eelgrass in the project area. The proposed project has received an "Approval in Concept" stamp from the City of Long Beach Planning Department and 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.

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Coastal Program Analyst

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August 26, 2013

Block & Block
1880 Century Park East, Suite 415
Los Angeles, CA 90067

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

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WAIVER#: 5-13-0521

APPLICANT: Joseph L. Arenson

LOCATION: 15001 Corona Del Mar, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 32 foot high, 11,025 square foot single-family residence, with basement, attached 725 square foot garage, pool, and approximately 1,100 cubic yards of grading on a 15,100 square foot lot.

RATIONALE: The project site is over 450 feet from Pacific Coast Highway, situated behind a row of bluff top residential development and 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-2013-1838-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 and is not a canyon rim or coastal bluff lot. 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, and 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 September 11-12, 2013 meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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August 26, 2013

Augis Gedgudas
AGA Architects
4040 Del Rey Avenue, Suite 7A
Marina del Rey, CA 90292

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

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WAIVER#: 5-13-0530

APPLICANT: Gedgudas Family Trust

LOCATION: 636 N. Las Casas Avenue, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing 2,941 square foot single-family residence and construction of a two-story 4,270 square foot, single-family residence with an attached 413 square foot two-car garage on an 8,402 square foot lot.

RATIONALE: The project site is over a 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2013-2215-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 is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no adverse impacts on coastal resources and will not prejudice the City's ability to prepare an LCP.

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Executive Director
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Al J. Padilla
Coastal Program Analyst

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August 22, 2013

Michael Young, Breakform Design
109 Eucalyptus Drive
El Segundo, CA 90245

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

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WAIVER: 5-13-543

APPLICANT: Forrest Poorman

LOCATION: 3113 Yale Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Substantial demolition (more than 50%) of a one-story, 944 square foot single-family residence on a 4,012 square foot lot, and construction of a two-story, thirty-foot high, 2,669 square foot single-family residence with an attached 366 square foot garage. Includes a 32'x 12' swimming pool in the rear yard and approximately 70 cubic yards of exported material.

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 #DIR2013-1766, 6/17/13) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 25-to-30 foot height limit for homes in the Oxford Triangle area of Venice. Adequate on-site parking is provided for the single-family residence: a two-car garage with a third space on the 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 1,400 square feet of permeable landscaped area will be maintained on the 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 the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **September 11, 2013 meeting in Eureka** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

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CHARLES R. POSNER
Coastal Program Analyst

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9/6/2013

Strour + Associates
1001 6th Street, Suite 110
Manhattan Beach, CA 90266

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

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WAIVER#: 5-13- 0551-W**APPLICANT: 1800 Hermosa Ave LLC****LOCATION: 1500 Hermosa Avenue, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing four unit apartment building and construction of an attached two unit condominium structure. The project would be 30' high, and would consist of one 3,543 sq. ft. unit and one 3,339 sq. ft. unit.

RATIONALE: The subject lot is a 3991 sq. ft. inland lot designated as Residential Medium Density in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Six 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 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 **September 11-12, 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



August 22, 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: 5-13-627

APPLICANT: BPLA Investments, LLC

LOCATION: 660 Sunset Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 664 square foot single-family residence on a 4,802 square foot lot, and construction of a two-story, thirty-foot high, 3,156 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (a 629 square foot recreation room above a three-car 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 # DIR2013-1433, 8/9/13) 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: a three-car garage accessed from Sunset 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 (2,070 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 **September 11, 2013 meeting in Eureka** 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 22, 2013

Diana Hobson
420 E. 58th Street, #24A
New York, NY 10022

**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: 5-13-648

APPLICANT: Diana Hobson

LOCATION: 14 Breeze Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Convert an existing one-story, 1,474 square foot duplex (with guest room) into a single-family residence. The 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 block inland of the beach, has been approved by the City of Los Angeles Planning Department 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. 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 **September 11, 2013 meeting in Eureka** 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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5-12-176-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: 4 September 2013

SUBJECT: Coastal Development Permit No. 5-12-176 granted February 7, 2013 to City of Los Angeles for:

Installation of a zip line attraction in the Venice Beach Recreation area (seaward of the boardwalk, between Horizon Avenue and 17th Avenue) for a three-month pilot program for spring/summer 2013. The 750-foot long zip lines (up to 4 multiple lines) would run above the park between a fifty-foot high launch tower and a thirty-foot high landing tower. Rides would cost approximately \$20.

AT: 1500-1600 Ocean Front Walk (on the beach), Venice, City of Los Angeles, Los Angeles Co.

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:

Revise Special Condition 1.A. to authorize a later date of zip line removal (October 31st instead of October 1st) upon completion of the approved three-month pilot program, as follows:

1.A. Approved Development – Removal of Development. Coastal Development Permit 5-12-176 approves the installation of a zip line attraction in the Venice Beach Recreation area (seaward of the boardwalk, between Horizon Avenue and 17th Avenue) for a three-month pilot program for the spring/summer of 2013. The development (the launch and landing towers) shall be removed from the Venice Beach Recreation area upon completion of the approved three-month pilot program and prior to **October 31** ~~October 1, 2013~~. The applicant shall obtain an approved Local Coastal Development Permit from the City of Los Angeles prior to applying to the Commission to approve the operation of the zip line attraction beyond the initial three-month pilot program approved by Coastal Development Permit 5-12-176.

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 February 7, 2013, the Commission approved Coastal Development Permit 5-12-176 authorizing the City of Los Angeles to install and operate a zip line attraction at Venice Beach for a three-month pilot program during the summer of 2013. The City had anticipated that the three-month pilot period would run June through August, but the City did not open the attraction until July 23rd because of unanticipated delays in the construction schedule.

In order to operate the zip line for the full three-month pilot program as originally approved, the October 1st date for removal set forth in Special Condition One must be extended. Ninety days from July 23rd (opening day) is October 21, 2013. The City is not requesting to operate the attraction any longer than the approved three-month pilot program. The City will need about one week to disassemble and remove the attraction from the beach. Therefore, the approval of October 31st instead of October 1st as the required date of zip line removal does not change the intent of the Commission's approval of a three-month pilot program.

Only the date for removal is being changed by this permit amendment. The other conditions of approval, set forth in Coastal Development Permit 5-12-176, are not being changed. The special conditions of Coastal Development Permit 5-12-176 include the following requirements: 1) pilot period monitoring and survey reports, including daily counts of users, measurements of the park area occupied by spectators and customers, results of user surveys (e.g., did the users come to Venice just to ride zip line, what form of transportation was used, where did they park, etc.), 2) view protection measures and a visual assessment of the towers and zip line from boardwalk, beach, and bike path, 3) assumption of risk, and 4) a bird monitoring plan.

In conclusion, the permit amendment will cause no additional adverse impacts to public access or coastal resources. The proposed thirty-day extension of the date for removal of the approved zip line attraction is consistent with the Chapter 3 policies of the Coastal Act, the underlying coastal development permit, and the certified City of Los Angeles Land Use Plan (LUP) for Venice.

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.