

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084

**W 14****SOUTH COAST DISTRICT
DEPUTY DIRECTOR'S REPORT**

*For the
March Meeting of the California Coastal Commission*

MEMORANDUM

Date: March 10, 2014

TO: Commissioners and Interested Parties
FROM: For Los Angeles Co. John (Jack) Ainsworth, South Coast District Senior Deputy Director
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 March 2014 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.

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>
<p>5-14-0286-W Attn: Agnes Itzhaki</p>	<p>Minor remodel, proposals include conversion of a 546 sq ft storage/mechanical space into two bedrooms and two bathrooms; replacement of carpeted and tiled floors with hardwood; demolish interior dining room walls; construct new pantry and closets; replace existing fireplace; installation of new French doors in dining room; converting a 70 sq ft outdoor front entry way into an indoor entry way; install open wood trellis and stairs to existing front porch; construct an approximately 52 sq ft wood deck attached to the front porch; replace stucco with siding; replace existing windows and doors with new windows and doors; repair exterior decks; replace back (ocean facing) balcony/deck railing with bird safe glass screens; repair foundation slab/pads and girders as needed.</p>	<p>2281 Warmouth Street, SAN PEDRO, CA 90732</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
5-13-1285-W Attn: Michelle Marquardt	Remove existing 1 story, single wide mobil home and replace with new 2-story, 20.5 foot high mobile home	16321 Pacific Coast, Pacific Palisades
5-14-0002-W Attn: 435 th Street	Demolition of existing duplex with attached garage; and construction of 3,777 square foot 25' high two-story single family residence over basement with attached two-car garage, landscaping, and perimeter walls/fences; creation of new driveway along Morningside Drive and replacement of curb and sidewalk along 25th Street.	435 25th ST, Hermosa Beach
5-14-0006-W 801 Hermosa Avenue, LLC, Attn: Theresa Hursey, Member	Demolition of existing triplex with attached garage; and construction of 4,003 square foot 30' high three-story single family residence with attached two-car garage, landscaping, and perimeter walls/fences	801 Hermosa Ave, Hermosa Beach,
5-14-0049-W Attn: Warren Bowman	Convert the existing recreation room above the 2 car garage into a 535 sq.ft. residential second unit and add a shower/tub unit to existing bathroom. No changes to the existing single family residence. 3 uncovered parking spaces will be added for a total of 5 parking spots onsite.	758 Palms Blvd, Venice
5-14-0062-W Attn: Robert Hill	Demolish over 50% of an existing Single Family Residence on an inland lot in Pacific Palisades, and construct a partial basement and subterranean garage, pool, replace a retaining wall, and major remodel to the existing structure resulting in a 4,785 sq.ft. (excluding parking), 23 foot high residence	1227 N Las Pulgas Road Pacific Palisades,

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-14-0074-W Attn: Payam Shohadai</p>	<p>Demolition of an existing two-story, single-family residence with a two-car garage on lot 18 (803 Marco Place), and construction of a two-story, 20 ft. high, 497 sq. ft., two-car garage with a 497 sq. ft. second floor recreation room, and a ground level pool. Tie Lot No. 18 to the adjacent lot (Lot No. 19 - 805 Marco Place) which is occupied by the applicants' existing two-story, 28 ft. high, single-family residence. Remodel and addition to the existing residence at 805 Marco Place consisting of a 500 sq. ft. kitchen, 360 sq. ft. second floor bath, and 140 sq. ft. balcony. Grading consists of 65 cu. yds. of cut.</p>	<p>803 Marco Pl , Venice</p>
<p>5-14-0084-W Bonne Chance LLC, Attn: Olivier Fortis</p>	<p>Demolition of an existing one-story, single-single family residence and construction of a two-story, 24 ft. high (approximately 32 ft. high in total with the roof access structure), 2,780 sq. ft. single-family residence with an attached two-car garage, and 638 sq. ft. roof deck. No grading is proposed.</p>	<p>2413 Wilson Ave, Venice</p>
<p>5-14-0124-W 521 Vernon LLC, Attn: Matt Crabbs, Managing Member</p>	<p>Demolition of 1,316 square foot duplex and detached one-car garage; and construction of 3,650 square foot 30' high two-story single family residence, attached two-car garage, landscaping, swimming pool, and perimeter walls/fences</p>	<p>521 Vernon Ave, Los Angeles</p>
<p>5-14-0212-W Venice Coeur Alene, LLC, Attn: Cayley Lambur</p>	<p>Demolish existing one story single family residence with detached garage and construct a new 3,241 sq. ft. 2-story single family residence with 570 sq.ft. detached garage and 400 sq. ft. recreation room and construction of pool and spa in side yard.</p>	<p>720 Indiana Ave, Venice</p>
<p>5-14-0235-W Attn: John Schueller, Jr.</p>	<p>Demolish existing single family residence and construct a 3 story with roof deck, 30 ft tall, 4363 sq.ft single family residence with attached garage.</p>	<p>337 Longfellow Ave, Hermosa Beach</p>
<p>5-14-0248-W Attn: Joshua Persell</p>	<p>Demolish existing single family residence and construct a 3-story with roof deck, 30 ft. tall, 2,983 sq.ft. single family residence and an attached garage on a level lot</p>	<p>353 Longfellow Ave, Hermosa Beach</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

5-14-0250-W

Attn: Ramtin Nosrati

Demolition of existing 1,405 square foot single family residence and detached 433 square foot garage; and construction of 5,618 square foot single family residence with attached two-car garage, swimming pool, landscaping, and new walls

554 Muskingum, Pacific Palisades

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>
<p>5-01-275-A1 Attn: Bancap Seaport Village, Inc.</p>	<p>Expand the existing exterior patio dining area at the Boathouse on the Bay restaurant by 1,151 square feet. The additional patio area will include most of the palm trees located just outside the current enclosed patio. A new eight-foot wide sidewalk will be built outside the new patio wall. The new patio wall will match the existing patio wall. The applicant also has proposed a Transportation Management Program to mitigate additional parking demand that will be created by the larger patio.</p>	<p>190 Marina Drive, Long Beach</p>
<p>5-08-236-A1 Pacific Crest Consultants, Attn: Chris Parker</p>	<p>Addition of roof deck, roof access, structure to existing sfr.</p>	<p>5107 Ocean Front Walk, Venice</p>
<p>5-12-047-A1 Attn: Hagy Belzberg</p>	<p>Installation of a 4' detachable elevated pedestrian bridge to allow residents of 209 Hollister to access an elevated vegetated deck at 207 Hollister. The bridge is to span the property line of 207 and 209 Hollister. This removable bridge is to be bolted to the structure of 209 Hollister and rest on top of the structure at 207 Hollister</p>	<p>207 Hollister Ave, Santa Monica</p>
<p>5-83-560-A3 Attn: Loews</p>	<p>Demolition of partitions, wall, and plumbing fixtures in existing sleeping units. See Amendment request for detailed description.</p>	<p>1700 Ocean Ave, Santa Monica</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-481-E5 Attn: William Abbott	Demo existing 2-story sfr and detached garage, (subdivision of the 2,700 sq. ft. lot into two lots, and construction of tow one on each lot) three-level, 32.4 foot high, 1,546 sq. ft. single family residences each with its own two car garage in basement.	121 Catamaran Street, Venice

CALIFORNIA COASTAL COMMISSION

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



February 27, 2014

SUBJECT: Waiver of Coastal Development Permit Requirement/Improvements to Existing Single-Family Residences or Structures - Section 30610(a) and (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# : 5-14-0286

APPLICANT: Agnes Itzhaki

LOCATION: 2281 Warmouth Street, San Pedro, Los Angeles County

PROPOSED DEVELOPMENT: Minor remodel, proposals include conversion of a 546 square-foot storage/mechanical space into two bedrooms and two bathrooms; replacement of carpeted and tiled floors with hardwood; demolish interior dining and living rooms walls; construct new pantry and closets; replace existing fireplace; installation of new French doors in dining room; converting a 70 square-foot outdoor front entry way into an indoor entry way; add open wood trellis and stairs to existing front porch; construct an approximately 52 square foot wood deck attached to the front porch; replace stucco with siding; replace existing windows and doors with new windows and doors; repair exterior decks; replace back (ocean facing) balcony/deck railing with bird safe glass; repair foundation slab pads and girders as needed.

RATIONALE: The proposed project is an existing residence located on a cliff top in an established residential area of San Pedro between the first public road and the sea on an approximately 10,700 square-foot lot. The site is designated as low-density (R1) residential land use in the City of Los Angeles Zoning Regulations. The applicant has received Approval in Concept (# ZA-2014-636-AIC) from the City of Los Angeles Planning Department dated 2/21/2014. The project is designed to be compatible with the character of the surrounding development. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have to 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 **March 12 – 14, 2014** meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

by: _____
Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 10, 2014

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

Based on the 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#: 5-13-1285

APPLICANT: Michelle Marquardt

LOCATION: 16321 Pacific Coast Hwy, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Remove existing 1 story, single wide mobile home and replace with new 2 story, 20.5 foot high mobile home.

RATIONALE:

The subject site is lot number 63 in the Palisades Trailer Bowl community. The mobile home will be placed on an existing flat pad approximately 3-5 feet away from existing retaining walls. The proposed project meets the Commission's parking requirement of 2 covered spaces per residential unit and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated through gutters and yard drains. The site is not located between the first public road (Coast Highway) and the sea and the private community does not provide public access. The nearest public coastal access is located adjacent to the site off Pacific Coast Highway and the proposed project will not have an adverse impact on public access.

The proposed development will not adversely impact coastal resources, 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 **March 12-14, 2014** 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File
cc: Gabriel Contreras, Dept. of Housing and Cmnty. Dev.

CALIFORNIA COASTAL COMMISSION

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



February 28, 2014

Srouer and Associates
703 Pier Ave, PMB 817
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: 5-14-0002-W

APPLICANT: 435 25th Street, LLC (Kim Komick)

LOCATION: 435 25th Street, City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of existing duplex with attached garage; construction of 3,777 square foot 25' high two-story single family residence over basement with attached two-car garage, landscaping, and perimeter walls/fences; creation of new driveway along Morningside Drive and replacement of curb and sidewalk along 25th Street.

RATIONALE: The proposed project, which is located one-quarter of one mile inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (12/16/13) and is consistent with the R-1 (Residential Low Density) zoning designation and the surrounding land uses. The existing 41 year old structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will have a two-car garage and two uncovered parking spaces on pavement in the driveway, accessible from Morningside Drive. One on-street parking space will be removed on Morningside Drive to make room for the driveway, but two on-street parking spaces will be created on 25th Street by replacing the curb and sidewalk where there are currently two driveways. The roof features gutters and downspouts which conduct water to landscaped areas and a drywell system. All proposed landscaping features native or non-native drought tolerant non-invasive species. The graded material will be exported to a commercial dirt excavation dump site outside of the coastal zone. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



February 27, 2014

Srouer and Associates
703 Pier Ave, PMB 817
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: 5-14-0006-W

APPLICANT: 801 Hermosa Ave, LLC (Theresa Hursey)

LOCATION: 801 Hermosa Avenue, City of Hermosa Beach, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of existing triplex with attached garage; and construction of 4,003 square foot 30' high three-story single family residence with attached two-car garage, landscaping, and perimeter walls/fences.

RATIONALE: The proposed project, which is located two blocks inland of the beach, has received an Approval in Concept from the City of Hermosa Beach Community Development Department (12/16/13) and is consistent with the R-2 (Residential Medium Density) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will have a two-car garage and an uncovered guest parking space on permeable pavers, accessible from the alley designated as 9th Court, which is consistent with past Commission approved projects in the area. The roof features gutters and downspouts. All proposed landscaping features native or non-native drought tolerant non-invasive species. The graded material will be exported to a commercial dirt excavation dump site outside of the coastal zone. During and following construction, pedestrian access along 8th Street, a walk street, will be maintained and access to the bus stop fronting the property along Hermosa Avenue will be maintained. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 25, 2014

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

Based on the 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#: 5-14-0049**APPLICANT:** Warren Bowman**LOCATION:** 758 E. Palms Blvd., VENICE, City of Los Angeles (Los Angeles County)

PROPOSED DEVELOPMENT: Convert the existing recreation room above the 2 car garage into a 535 sq. ft. residential second unit and add a shower/tub unit to existing bathroom. No changes to the existing single family residence. 3 uncovered parking spaces will be added for a total of 5 parking spots onsite.

RATIONALE:

The subject site is a 5,300 square foot lot in the city of Venice, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #DIR 2013-3878-VSO) and is consistent with the R2-1 zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits for structures in the Milwood area of Venice. A zoning adjustment (ZA 2013-1832 ZAA) has been approved to reduce the side yard and rear yard setbacks to include additional parking. The garage and parking spaces will be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 5 spaces total (2 covered and 4 tandem) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the plans during the construction. The subject site is located inland of Abbot Kinney Blvd., is not near the Venice Canals, and is not between the first public road (Pacific Ave.) and the sea. The nearest public coastal access is located at the west end of North Venice Blvd. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter Three policies of the Coastal Act.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at their **March 12, 2014** 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: Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 6, 2014

Vertoch Design
Attn: Moises Contreras
1423 Cloverfield Blvd, Santa Monica, CA 90404

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

Based on the 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#: 5-14-0062

APPLICANT: Robert Hill

LOCATION: 1227 N. Las Pulgas Road, Pacific Palisades (Los Angeles County)

PROPOSED DEVELOPMENT: Demolish over 50% of an existing Single Family Residence on an inland lot in Pacific Palisades, and construct a partial basement and subterranean garage, pool, replace a retaining wall, and major remodel to the existing structure resulting in a 4,785 sq. ft. (excluding parking), 23 foot high residence.

RATIONALE:

The subject site is a 12,437 square foot lot in the city of Pacific Palisades, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #ZA-2013-4097-AIC) and is consistent with the zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits for structures in the area. No additional curb cuts will result from the development. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 4 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site using downspouts and filtration planter boxes. The subject site is located inland and is not between the first public road (Pacific Coast Highway) and the sea. The nearest public coastal access is located several miles away off of Pacific Coast Highway and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter Three policies of the Coastal Act.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 12-14, 2014** 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

Amber Dobson
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



February 27, 2014

Eric Lindeman
David Hertz Architects Studio of Environmental Architecture
57 Market St.
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#: 5-14-0074 **APPLICANT:** Payam Shohadai

LOCATION: 803-805 Marco Place (Lot Nos. 18 & 19, Block 11, Venice Annex), Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing two-story, single-family residence with a two car garage on lot 18 (803 Marco Place), and construction of a two-story, 20 ft. high, 497 sq. ft., two-car garage with a 497 sq. ft. second floor recreation room, and ground level pool. Tie Lot No. 18 to the adjacent lot (Lot No. 19 - 805 Marco Place) which is occupied by the applicants' existing two-story, 28 ft. high, single-family residence. Remodel and addition to the existing residence at 805 Marco Place consisting of a 500 sq. ft. kitchen, 360 sq. ft. second floor bath, and 140 sq. ft. balcony. Grading consists of 65 cu. yds. of cut.

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 #DIR2013-135-SPP-MEL, 12/24/13) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposal would result in the applicants' two abutting lots (Lot Nos. 18 and 19) being occupied by one existing single-family residence and the currently proposed two-story accessory building with a garage and recreation room, as well as a pool. The proposed project conforms to the Commission's density limit for the site, lot combination standards, and the 28 ft. height limit for structures along walk streets in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence on the project site with a two-car garage and a third parking space in the rear. Parking is accessed 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 as permeable landscaped area will be maintained on the project site (Lot Nos. 18 and 19). 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 **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
Matt Stone
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



February 27, 2014

Olivier Fortis
Bonne Chance LLC
20871 Big Rock Drive
Malibu, CA 90265

**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#: 5-14-0084 **APPLICANT:** Olivier and Philippe Fortis

LOCATION: 2413 Wilson Avenue, Venice, City of Los Angeles, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing one-story, single-family residence, and construction of a two-story, 24 ft. high (approximately 32 ft. high in total with the roof access structure), 2,780 sq. ft. single-family residence with an attached two-car garage, and 638 sq. ft. roof deck. No grading is proposed.

RATIONALE: The subject lot is a 3,600 sq. ft. lot located in the Oakwood-Milwood subarea of Venice in the City of Los Angeles. 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 #DIR2013-4139-VSO-MEL, 12/24/13) and is consistent with the R1-1 zoning designation and the surrounding land uses. The proposed project conforms to the 25 ft. height limit for flat-roofed structures in the Southeast Venice area. The proposed 638 sq. ft. roof deck and 96 sq. ft. roof access structure are structural components that can be permitted to exceed the 25 ft. roof height limit. Adequate on-site parking is provided for the proposed single-family residence with a two-car garage and a space in the rear driveway area, all accessed from the rear alley. The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including permeable paving at the driveway and new walkway, and 923 sq. ft. of landscaped area. Drainage plans include gutters and downspouts which are connected to an onsite water containment system. Landscaping is proposed utilizing drought tolerant native plants. 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 **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director

by: _____
Matt Stone
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



February 26, 2014

David Crimmins
PO Box 2947
Sausalito, CA 94966

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: 5-14-0124-W

APPLICANT: 521 Vernon, LLC (Matt Crabbs)

LOCATION: 521 E Vernon Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of 1,316 square foot duplex and detached one-car garage; and construction of 3,650 square foot 30' high two-story single family residence, attached two-car garage, landscaping, swimming pool, and perimeter walls/fences.

RATIONALE: The proposed project, which is located half of one mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2014-0109-VSO-MEL, 1/13/14) and is consistent with the R1.5-1 zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The proposed 30' structure conforms to the Commission's 30' height limit for varied rooflines in the Oakwood/Milwood/SE Venice subarea. The proposed development will have a two car garage and an uncovered guest parking space on permeable pavers, accessible from the alley designated Alley #117, which conforms to the Commission's requirements. An existing curbcut on Vernon Avenue will be closed, creating additional on-street parking. The property features downspouts and filtration planters and permeable gravel. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 11, 2014

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

Based on the 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#: 5-14-0212 **APPLICANT:** Cayley Lambur/Venice Coeur D'Alene, LLC

LOCATION: 720 Indiana Ave, Venice (Los Angeles County)

PROPOSED DEVELOPMENT: Demolish existing one story single family residence with detached garage and construct a new 3,241 sq. ft. 2-story, 24.9 ft. tall, single family residence with 570 sq.ft. detached garage and 400 sq. ft. recreation room and construction of pool and spa in side yard.

RATIONALE: The subject site is a 5,281 square foot lot in the city of Venice, CA. The proposed development has been approved by the City of Los Angeles Planning Department (case #DIR 2014-0276-VSO-MEL) and is consistent with the zoning designation and surrounding land uses. The development conforms with the density limits for the site and the height limits for structures in the Milwood area of Venice. The driveway and garage will be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total (3 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated during construction and into the project design by a civil engineer to filtrate water on site using downspouts and filtration planter boxes. The subject site is located inland of Abbot Kinney Blvd., is not near the Venice Canals, and is not between the first public road (Pacific Ave.) and the sea. The nearest public coastal access is located at the West end of Park Ave. and the proposed project will not have an adverse impact on public access. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **March 12-14, 2014** 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

Amber Dobson
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 25, 2014

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

Based on the 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#: 5-14-0235**APPLICANT:** John P. Schuller, Jr.**LOCATION:** 337 Longfellow Ave. Hermosa Beach (Los Angeles County)**PROPOSED DEVELOPMENT:** Demolish existing single family residence and construct a 3-story with roof deck, 30 ft. tall, 4,363 sq. ft. single family residence with attached garage.**RATIONALE:**

The subject site is a 2,478 square foot lot is designated R-2, medium density residential, in the City of Hermosa Beach's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The development conforms with the density limits for the site and the height limits for structures in the area. The garage and parking spaces will be accessed from the alley at the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the plans for construction and into the project design by a civil engineer to filtrate water on site using roof gutters, downspouts, landscaping and permeable paving. The subject site is not located between the first public road (Hermosa Ave.) and the sea. The nearest public coastal access is located at the western end of Longfellow Ave. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter Three policies of the Coastal Act.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at their **March 12, 2014** 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

cc: Commissioners/File

By: Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



February 25, 2014

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

Based on the 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#: 5-14-0248**APPLICANT:** Joshua E. Persell**LOCATION:** 353 Longfellow Ave. Hermosa Beach (Los Angeles County)**PROPOSED DEVELOPMENT:** Demolish existing single family residence and construct a 3-story with roof deck, 30 ft. tall, 2,983 sq. ft. single family residence and an attached garage on a level lot.**RATIONALE:**

The subject site is a 2,478 square foot lot is designated R-2, medium density residential, in the City of Hermosa Beach's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. The development conforms with the density limits for the site and the height limits for structures in the area. The garage and parking spaces will be accessed from the rear of the site with no additional curb cuts and will not remove additional public parking along the street. The proposed project exceeds the Commission's parking requirement of 2 spaces per residential unit at 3 spaces total (2 covered) and is designed to be compatible with the character of the surrounding development. Adequate measures to address water quality have been incorporated into the plans for construction and into the project design by a civil engineer to filtrate water onsite using roof gutters, downspouts, landscaping, permeable paving, perforated drains and infiltration pits. The subject site is not located between the first public road (Hermosa Ave.) and the sea. The nearest public coastal access is located at the western end of Longfellow Ave. and the proposed project will not have an adverse impact on public access. The proposed development will not result in adverse impacts to coastal resources, public recreation or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP and is consistent with the land use designation in the City's certified LUP, past Commission actions in the area and Chapter Three policies of the Coastal Act.

The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at their **March 12, 2014** 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

cc: Commissioners/File

By: Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



February 27, 2014

Will Vallecios
15230 Burbank Blvd, #106
Sherman Oaks, CA 91411

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: 5-14-0250-W

APPLICANT: 554 Muskingum, LLC (Ramtin Nosrati)

LOCATION: 554 N Muskingum Avenue, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of existing 1,405 square foot single family residence and detached 433 square foot garage; and construction of 5,618 square foot single family dwelling with attached two-car garage, swimming pool, landscaping, and new walls.

RATIONALE: The proposed project, which is located three-quarters of one mile inland of the beach, has received an Approval in Concept from the City Los Angeles Planning Department (ZA-2014-344-AIC-MEL, 1/31/14) and is consistent with the R-1-1 (Residential) zoning designation and the surrounding land uses. The existing structure has not been deemed by any local or state jurisdiction to be important to the history, architecture or culture of the area, and the structure is not listed on any register of historic structures. The proposed development will have a two-car garage and two uncovered guest parking spaces in the driveway, which is consistent with past Commission approved projects in the area. The roof features gutters and downspouts. Proposed landscaping features pea gravel and drought tolerant non-invasive vegetation. No grading is proposed, with the exception of the removal of dirt to construct the swimming pool. The proposed development will not result in adverse impacts to public coastal access, coastal resources, public recreation, public coastal views, or water quality. Also, the proposed development will not prejudice the City's ability to prepare a Certified LCP, and is consistent with past Commission actions in the area and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **March 12, 2014 meeting in Long Beach** and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The enclosed Notice Card shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER
Executive Director
cc: Commissioners/File

ZACH REHM
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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

5-01-275-A1**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: March 05, 2014

SUBJECT: Coastal Development Permit No. 5-01-275 approved by the Commission on **November 13, 2001 for BANCAP Seaport Village, Inc. and the City of Long Beach to:**

Demolish a two-story fire-damaged restaurant, and construction of a two-story, 19,740 square foot commercial structure containing a restaurant, retail stores and the applicant's on-site property management office.

AT: 190 Marina Drive, Long Beach (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:

Expand the existing exterior patio dining area at the Boathouse on the Bay restaurant by 1,151 square feet. The additional patio area will include most of the palm trees located just outside the current enclosed patio. A new eight-foot wide sidewalk will be built outside the new patio wall. The new sidewalk will stay within the existing curb line. The new patio wall will match the existing patio wall. The applicant has proposed a Transportation Management Program to mitigate additional parking demand that will be created by the larger patio. The Transportation Management Program, spelled out in two letters from the applicant to Commission staff dated January 14, 2014 and February 27, 2014, includes the following provisions: 1) The restaurant will provide public transportation passes for employees for both bus and water transportation; 2) The restaurant will provide bicycle racks for employee use and encourage, to the extent possible, walking or riding bicycles to and from work; 3) The restaurant will organize, to the extent possible, a carpool program for employees and scheduling of shifts to benefit this program; 4) The restaurant will provide, to the extent possible, a company vehicle that can provide employee transportation during inclement weather; 5) The restaurant will provide, to the extent possible, communal bicycles and/or company vehicle for employee use; 6) The restaurant will work with other businesses at Alamitos Bay Landing, Alamitos Bay Marina, and businesses in the Naples and Belmont Shore area of Long Beach to encourage Long Beach Transit to extend the nighttime operating hours of Long Beach Transit Bus Route 131 to serve the needs of employees and customers.

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 certified a Local Coastal Program (LCP), the Commission has permit jurisdiction at Alamitos Bay Landing because the shopping center is built on state 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 development project is the Chapter 3 policies of the Coastal Act.

The applicant, BANCAP Seaport Village, Inc., doing business as Alamitos Bay Landing, and their tenant, Naples Restaurant Group LLC, doing business as Boathouse on the Bay, have proposed an amendment to the previously approved Coastal Development Permit 5-01-275 to expand the restaurant's outdoor patio by 1,151 square feet. The additional patio area is an expansion of a popular visitor-serving commercial use that overlooks Alamitos Bay. Boathouse on the Bay is located in the Alamitos Bay Landing shopping center adjacent to a dock served by AquaLink, a seasonal water taxi service operated by Long Beach Transit. AquaLink connects Alamitos Bay Landing with popular destinations along the Long Beach coastline, including Belmont Pier, the Queen Mary, and the Aquarium of the Pacific. Alamitos Bay Landing also is served year-round by Long Beach Transit Bus Route 131. Boathouse on the Bay agrees to work with other businesses at Alamitos Bay Landing, Alamitos Bay Marina, and businesses in the Naples and Belmont Shore area of Long Beach to encourage Long Beach Transit to extend the nighttime operating hours of the bus line to serve the needs of employees and customers.

The applicant also agrees to use bird-strike resistant glass or appropriate glass with decals or appliques to enclose the new patio area. In addition, the applicant agrees to maintain the existing palm trees. Care also will be taken during construction not to disturb any herons that may be nesting in a large ficus tree, located across the street, approximately 150 feet northeast of the restaurant. (See Coastal Development Permit Amendment file 5-01-275-A1 for a report from Keane Biological Consulting received November 21, 2013. The file also contains plans for the project.)

The proposed revisions to the original permit are minor in nature and approval of the permit amendment with the proposed mitigation measures will not create any adverse impacts to public access or coastal resources. 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 permit.

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

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084

**NOTICE OF PROPOSED PERMIT AMENDMENT**

TO: All Interested Parties

FROM: Charles Lester, Executive Director

DATE: March 11, 2014

SUBJECT: Coastal Development Permit No. 5-08-236 approved on October 16, 2008 to Barry and Patricia Siegel for:
Construction of a 3 story, 35 foot high, 5,751 sq. ft. single family residence on a vacant 3,644 sq. ft. beach front lot.

AT: 5107 Ocean Front Walk in Venice, City of Los Angeles

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following changes:

DESCRIPTION OF THE PERMIT AMEDMENT REQUEST (5-08-236-A1):

Amend Special Condition 2 of the underlying permit to allow for a roof access structure with a height limit of 45 feet.

Special condition 2 of permit 5-08-236 should be reworded to read as indicated below (changes in ~~strike-out~~ for deletions and **underline bold** for insertions):

2. Building Height

The roof of the approved structure shall not exceed 35 feet in elevation above the Ocean Front Walk right-of-way. Chimneys, exhaust ducts, ventilation shafts and other similar devices essential for building function may extend up to 40 feet in elevation above the Ocean Front Walk right-of-way. ~~The permit approves no~~ **One roof access structure is permitted, not to that exceeds the 35 45 foot height limit allowed for roof access structures according to the Venice LUP.** No portion of the structure shall exceed ~~40~~ **45** feet in elevation above the Ocean Front Walk right-of-way.

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):

The original permit did not allow for a roof access structure because it was not included in the original plans for the proposed development. However, it is allowed by the Venice Land Use Plan under section I.A.1.:

Residential structures may have an enclosed stairway (roof access structure) to provide access to a roof provided that i) the roof access structure shall not exceed the specified flat roof height limit by more than 10 feet; ii) the roof access structure shall be designed and

oriented so as to reduce its visibility from adjacent public walkways and recreation areas; iii) the area within the outside walls of the roof access structure shall be minimized and shall not exceed 100 sq. feet in areas as measured from the outside walls; iv) all roof access structures shall be set back at least 60 horizontal feet from the mean high tide line of Ballona Lagoon, Venice Canals, Grand Canal and the inland side of the Esplanade.

The existing height of the building will remain at the height limit of 35 feet, and the proposed enclosed roof stairway shall not exceed the additional 10 feet allowed for such structures; the roof access structures shall not exceed 45 feet. The roof access structure will be consistent with the character of the community and designed to reduce its visibility from the public beach.

As amended the proposed development is consistent with the Chapter 3 policies of the Coastal Act and the underling coastal development permits.

Any questions or comments about the proposal, or objections, should be directed to **Amber Dobson** at the Coastal Commission 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



5-12-047-A1

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: March 5, 2014
SUBJECT: Permit No. **5-12-047** granted to **Hagy Belzberg** on May 9, 2012 for:

Construction of a LEED certified mixed-use residential and commercial development consisting of 2 single-family residences, 1,478 sq. ft. of ground floor retail space, 2,000 sq. ft. of office space, and 19 parking spaces with 3 car lifts.

PROJECT SITE: 2321 Main St. and 207-209 Hollister Ave., Santa Monica (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):

This amendment (5-12-047-A1) will allow for the installation of a detachable pedestrian bridge connecting 209 and 207 Hollister Ave. The second floor bridge will allow residents of 209 Hollister to access the deck space of 207 Hollister Ave. The bridge will include safety railings.

FINDINGS

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

The amendment will not result in any changes to number of units, number of parking spaces, will not change the intensity of use, and will not have an adverse visual impact on coastal views.

If you have any questions about the proposal or wish to register an objection, please contact **AMBER DOBSON** 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



5-83-560-A3

NOTICE OF PROPOSED PERMIT AMENDMENT

TO: All Interested Parties
FROM: Charles Lester, Executive Director
DATE: March 6, 2014
SUBJECT: Permit No.5-83-560 granted to **Santa Monica Hotel Association** for:

Demolition of a 104 room motel and the construction of a 4-story, 50 foot tall, 300 room hotel with associated amenities and 399 parking spaces. With the following amendments:

5-83-560-A1: Amendment to the original permit requesting to build a larger hotel: a 5-story, 56 foot tall, 349 room hotel, with a total of 510 parking spaces and the following: retail space, restaurant and conference space, entertainment space and lobby bar lounge, and an exercise room (1985).

5-83-560-A2: Convert 5 guest rooms into offices for use by the Pritiken Longevity Center for a diet and fitness program for use by hotel guests only and construct 2 bathrooms on the first floor (1998).

PROJECT SITE: 1700 Ocean Ave, Santa Monica (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):

This amendment (5-83-560-A3) for the current applicant, Loews Santa Monica Beach/Strategic Hotels, will decrease the entertainment space by approximately 300 sq. ft., from 3,900 sq. ft. to 3,600 sq. ft. total, and be combined with an existing guest room to create a suite. The offices previously approved in the second amendment (5-83-560-A2) will be re-converted back into guest rooms for a total of 349 rooms. No changes in the total number of original guest rooms and no changes to the total parking spaces will result.

A previous amendment (5-83-560-A1) outlined the changes in use of the hotel, allowing 3,900 sq. ft. of entertainment space. The second amendment (5-83-560-A2) noted that 5 guest rooms were converted into office spaces for use as a health center, leaving 344 guest rooms total in the hotel. The offices will be re-converted back into guest rooms for a total of 349 rooms. As indicated above, the amended project will decrease the entertainment space by approximately 300 sq. ft. by combining the existing game room and one existing guest room to create a suite, resulting in no change to the number of hotel rooms (349 total) and no change in the required parking spaces (510 total). Other changes to the hotel include remodeling 4 other existing suites and tenant improvements to the rest of the hotel.

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):

The amendment will result in no increase to the maximum number of hotel rooms (349 total) and no changes in the required parking spaces (510 total). The proposed changes do not change the intensity of use of the site.

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

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
PH (562) 590-5071 FAX (562) 590-5084



NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

March 5, 2014

Notice is hereby given that William Abbott has applied for a one year extension of 5-06-481 granted by the California Coastal Commission on February 07, 2008

for: Demolition of a two-story single-family residence and detached garage, subdivision of the 2,700 square foot lot into two lots, and construction of two (one on each lot) three-level, 32.4-foot high, 1,546 square foot single-family residences, each with its own two-car garage in the basement.

at: 121 Catamaran ST, Venice (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

Jeffrey Rabin
Coastal Program Analyst