

**CALIFORNIA COASTAL COMMISSION**

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



# F10

## **SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT**

*For the  
January Meeting of the California Coastal Commission*

### **MEMORANDUM**

Date: December 29, 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 January 2015 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.

**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>  |
|---|--|--|
| <p><b>5-14-1746-W</b><br/>Hospitality Industry Management Group</p> | <p>Replace the existing first floor patio enclosure on the North side of the restaurant with no increase in square footage. Relocate the North side entry way to the center of the building. Construct a 394 sq. ft. second floor balcony on the North side, with no interior or exterior access. Install new signs on the North side exterior at the second floor level. No increase in height.</p>   | <p>256 Santa Monica Pier, Santa Monica, CA</p>                     |
| <p><b>5-14-1805-W</b><br/>Attn: Kevin Talbot</p>                    | <p>Addition to and interior demolition and remodel of an existing approximately 2,386 square-foot, two-story, 19-foot high, single-family residence on an approximately 2,400 square-foot lot with an attached 864 square-foot garage. Interior remodel includes converting 38 square-feet of the garage into habitable area on the first floor. Additions include increasing the building footprint by 17 square-feet (increasing the habitable area on the first and second floors by 17 square-feet each) and constructing a 351 square-foot third floor, increasing the height of the building to a maximum of 30 feet high, and XXXX square-feet of roof decks. All storm water and run off from non-permeable surfaces will be collected and directed toward an on-site drainage system before being directed to a public storm drain system. All landscaping will be non-invasive and consist primarily of drought tolerant and native plant species.</p> | <p>1534 The Strand, Hermosa Beach, CA<br/>06037 4183-005-034</p>   |
| <p><b>5-14-1823-W</b><br/>Attn: Edward Dewey</p>                    | <p>Demolish existing single family residence and construct a 3,783 sq. ft. 2 story, 29 ft. 10 in. high single family residence with a roof deck and basement, and attached 2 car garage on a 2,473 sq. ft. lot.</p>  | <p>218 - 33rd Street, Hermosa Beach, CA<br/>06037-4181-018-004</p> |

**SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED**

|   |  |  |
|---|--|--|
| <p><b>5-14-1832-W</b><br/>Attn: Alex Hartzler</p> | <p>Demolition of an existing one-story single-family residence with one on-site parking space and construction of a new two-story, 23-foot 7-inch high, 4,200 sq. ft. single-family residence with an attached 500 sq. ft. two-car garage, a 500 sq. ft. roof deck with a guardrail that reaches a maximum height of 25 feet 6 inches, and landscaping on a 6,000 sq. ft. lot.</p> | <p>635 Pacific Street, Santa Monica, CA 90405<br/>06037-4289-005-011</p> |
|---|--|--|

**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><b>5-11-140-A1</b><br/>City Of Santa Monica,<br/>Attn: Nia Tang &amp; Elana<br/>Buegoff</p> | <p>Tenant improvements for a Orange theory Fitness studio in a portion of the 7,000 sq. ft. retail space.</p>   | <p>1431- 2nd Street, Santa Monica<br/>06037-4291016902</p>                               |
| <p><b>5-95-055-A14</b><br/>City of Long Beach,<br/>Attn: Suzanne Frick</p>                     | <p>Modifications to the façade and floor plan of the “Pacific Visions Wing” aquarium expansion project previously approved by Permit Amendment Nos. 5-95-055-A11 (April 13, 2011) and 5-95-055-A13 (June 19, 2012). The façade is changed to curvaceous “biomorphic concept” constructed with a bird-friendly glass system. The floor area of the aquarium expansion increases approximately 3,000 square feet from the previously approved plan, and the building footprint increases approximately 200 square feet.</p> | <p>100 Aquarium Way, Downtown Shoreline area, City of Long Beach, Los Angeles County</p> |

**REPORT OF EXTENSION - IMMATERIAL**

| <i>Applicant</i>                       | <i>Project Description</i>  | <i>Project Location</i>  |
|--|---|--|
| <p>5-05-236-E8<br/>Attn: MREC, LLC</p> | <p>Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards of cut and 80,000 cubic yards of fill to stabilize the Revello landslide on a 173,496 square-foot lot in RD2-1 and RE9-1 zoned site; designated Low-Medium II Residential and Low Residential in the Community Office.<br/>As Amended: Approved 54-unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.</p> | <p>17331 - 17333 Tramonto Dr, Pacific Palisades<br/>06037-4416003014, 06037-4416003024, 06059-740-073-53</p> |

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December 16, 2014

Hospitality Industry Management Group  
Attn: Russell Barnard  
2903 Lincoln Blvd.  
Santa Monica, CA 90405

**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#:** 5-14-1746-W

**APPLICANT:** Russell Barnard

**LOCATION:** 256 Santa Monica Pier, Rusty's Surf Ranch Restaurant, Santa Monica, Los Angeles County

**PROPOSED DEVELOPMENT:** Replace the existing first floor patio enclosure on the North side of the restaurant with no increase in square footage. Relocate the North side entry way to the center of the building. Construct a 394 sq. ft. second floor balcony on the North side, with no interior or exterior access. Install new signs on the North side exterior at the second floor level. No increase in height.

**RATIONALE:** The subject site is located on the Santa Monica Pier. The proposed development has received an Approval in Concept from the City of Santa Monica (11/24/14) and is consistent with the RVC (Residential Visitor Commercial) zoning designation and the surrounding land uses. The existing restaurant has shared-use parking arrangements with other commercial spaces on the pier, based on the square footage of each establishment. Currently, 4 public parking lots surrounding the pier provide 1,426 spaces for 17 commercial establishments. Any expansion of commercial square footage on the pier impacts the parking allocations. While the construction of the second floor balcony does add square footage to the restaurant, it is not usable square footage. The balcony will not function as guest seating as there is no doorway and no stairway to the balcony proposed at this time. The second floor balcony will over hang the first floor patio by approximately 1 foot 6 inches. The existing front first floor patio area will remain 335 square feet. 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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **January 7-9, 2015** 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

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December 23, 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#:** 5-14-1805**APPLICANT:** Kevin Talbot**LOCATION:** 1534 The Strand, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Addition to and interior demolition and remodel of an existing approximately 2,386 sq. ft., two-story, 19-ft. high, single-family residence on an approximately 2,400 sq. ft. lot with an attached 864 sq. ft. garage. Interior remodel includes converting 38 sq. ft. of the attached garage into habitable area on the first floor. Additions include: increasing the habitable area on the first and second floors by 17 sq. ft. each; construction of a new 72 sq. ft. second floor balcony; construction of a new 351 sq. ft. third floor, increasing the maximum height of the building to 30 ft. high; and adding 798 sq. ft. of new roof decks. Bird-safe glass railings will be installed on ocean front balconies and decks. The total square-footage of the proposed development is 2,809 sq. ft. All storm water and run off from non-permeable surfaces will be collected in a concrete swale and directed toward the public storm drain system. All landscaping will be non-invasive and consist primarily of drought tolerant and native plant species.

**RATIONALE:** The project site is a developed beach fronting lot in an established neighborhood of Hermosa Beach in Los Angeles County. The applicant received Approval in Concept from the City of Hermosa Beach Community Development Department on December 4, 2014. The site is designated as R-2, two-family residential, medium density by the City of Hermosa Beach and the proposed single-family residence is consistent with the zoning. The proposed project is consistent with the character of the area and will not have a significant impact on visual or coastal resources. The proposed project is consistent with past Commission approvals and the Chapter 3 policies of the Coastal Act 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 **January 7 – 9, 2015** 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

Shannon Vaughn  
Coastal Program Analyst

cc: Commissioners/File



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December 5, 2014

Strour and Associates, LLC  
1001 6<sup>th</sup> St. #110  
Manhattan Beach, CA 90266

**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#:** 5-14-1823-W

**APPLICANT:** Edward Dewey

**LOCATION:** 218 33<sup>rd</sup> Street, Hermosa Beach, Los Angeles County

**PROPOSED DEVELOPMENT:** Demolish existing single family residence and construct a 3,783 sq. ft., 29 ft. 10 in. high 2 story single family residence with a roof deck and basement, and attached 2 car garage on a 2,473 sq. ft. lot.

**RATIONALE:** The subject site is located approximately 500 feet inland of the beach. The proposed development has received an Approval in Concept from the City of Hermosa Beach Community Development Department (10/30/14) and is consistent with the R-2 (Medium Density Residential) zoning designation and the surrounding land uses, and conforms to the density limits and height limits. The existing residence has not been deemed by any local or state jurisdiction to be architecturally significant, nor is the structure listed on any register of historic structures. The proposed development will have a two-car garage and one uncovered parking space onsite, exceeding the Commission's parking requirement of 2 spaces per unit. The driveway and garage will be accessed from the alley, consistent with other development in the area, with no new curb cuts and will not remove any public parking from the street. The roof features gutters and downspouts which conduct water to landscaped areas an infiltration structure under the foundation for adequate water quality measures. All proposed landscaping is native or non-native drought tolerant non-invasive species. Approximately 371 cubic yards of graded material will be exported to a commercial dump site outside of the coastal zone. The nearest public coastal access is at the West end of Longfellow Ave., approximately 2 blocks from the subject site. 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, nor will it prejudice the local government's ability to develop a Local Coastal Program or certified Land Use Plan.

This waiver will not become effective until reported to the Commission at their **January 7-9, 2015** 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

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December 23, 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#:** 5-14-1832-W**APPLICANT:** Alex Hartzler**LOCATION:** 635 Pacific St., Santa Monica, Los Angeles County**PROPOSED DEVELOPMENT:** Demolition of an existing one-story single-family residence with one on-site parking space and construction of a new two-story, 23-foot 7-inch high, 4,200 sq. ft. single-family residence with an attached 500 sq. ft. two-car garage, a 500 sq. ft. roof deck with a 42-inch guardrail, and landscaping on a 6,000 sq. ft. lot.**RATIONALE:** The proposed project, which is located one-half mile inland of the beach, has received an Approval in Concept from the City of Santa Monica (12/2/14) and is consistent with the OP-2 (Low Density Multiple Residential) zoning designation and the surrounding land uses. The proposed development will have an attached two-car garage that will be accessed using an existing curb cut and a new permeable driveway. The proposed project will utilize best management practices to improve water quality in the watershed. Landscaping is proposed consisting of native or non-native drought tolerant non-invasive vegetation. The roof features scuppers which conduct water to landscaped areas and an on-site drainage system with sump pump and infiltration pit. 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, the land use designation in the City's certified Land Use Plan, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **January 7 – 9, 2015** 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

Shannon Vaughn  
Coastal Program Analyst

cc: Commissioners/File



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5-11-140-A1

**NOTICE OF PROPOSED PERMIT AMENDMENT**

**TO:** All Interested Parties  
**FROM:** Charles Lester, Executive Director  
**DATE:** December 29, 2014  
**SUBJECT:** Permit No.5-11-140 granted to City of Santa Monica

for: **Demolition of an existing five story 345 parking space parking structure and construction of a new, eight story, with three subterranean levels, parking structure with 730 parking spaces, 7,000 square feet of retail space, 4,000 square feet of storage space, electrical charging station, bicycle racks, and solar panels.**

**PROJECT SITE:** 1431 2<sup>nd</sup> St., 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):

**To construct tenant improvements including a fitness studio with retail space for clothing and food related items occupying 3,481 square feet of the existing 7,000 square feet of retail spaces that was approved in the original permit.**

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

**The proposed amendment is requested by the City of Santa Monica to allow the previous approved commercial retail space to be developed. Adequate parking to support the commercial use exists within the adjacent parking structure. The proposed changes to this space will conform to the conditions of the previous issued permit 5-11-140 issued on February 6, 2012. The project, as proposed, will not have any significant visual or public access impacts.**

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

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**NOTICE OF PROPOSED PERMIT AMENDMENT (IMMATERIAL)**Coastal Development Permit Amendment **5-95-055-A14**

**TO:** All Interested Parties

**FROM:** Charles Lester, Executive Director

**DATE:** December 29, 2014

**SUBJECT:** Coastal Development Permit No. **5-95-055** granted to City of Long Beach and Aquarium of the Pacific on May 10, 1995 for:

Construction of the Long Beach Aquarium of the Pacific. More specifically described in the permit file in the Commission's South Coast District Office.

**PROJECT SITE:** 100 Aquarium Way, Downtown Shoreline area, City of Long Beach, Los Angeles County

**DESCRIPTION OF AMENDMENT REQUEST (5-95-055-A14):**

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:

Modifications to the façade and floor plan of the "Pacific Visions Wing" aquarium expansion project previously approved by Permit Amendment Nos. 5-95-055-A11 (April 13, 2011) and 5-95-055-A13 (June 19, 2012). The façade is changed to curvaceous "biomorphic concept" constructed with a bird-friendly glass system. The floor area of the aquarium expansion increases approximately 3,000 square feet from the previously approved plan, and the building footprint increases approximately 200 square feet.

**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):

Although the City of Long Beach has a certified Local Coastal Program (LCP), the Commission has permit jurisdiction over the proposed development because the aquarium is situated 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 event is the Chapter 3 policies of the Coastal Act.

On May 10, 1995, the Commission approved Coastal Development Permit 5-95-055 for the construction of the Long Beach Aquarium of the Pacific on a 5.89 acre site in Shoreline Park. The aquarium was completed on schedule and opened to the public on June 19, 1998. The aquarium is located on the western edge of Rainbow Harbor, which was also completed in the summer of 1998 (Coastal Development Permit 5-96-124). Parking for the aquarium and Rainbow Harbor is provided within the City's 1,471-stall public parking structure situated in the northwest corner of Shoreline Park.

The modifications to the design of the "Pacific Visions Wing" approved by the Commission in its action on Amendment No. A11 (5-95-055-A11; 4/13/11), and modified in its action on Amendment No. A13 (5-95-055-A13; 6/19/12) are minor changes that will have no adverse effects on coastal resources or public access.

The design changes will affect the façade of a structure which has already been approved by the Commission, in a location which will not impact scenic views and which will not impact the ability of the public to enjoy the existing public recreational features on the subject site. The permittees have demonstrated that the entire approved development, including the portion subject to the design changes, is outside of established view corridors. The changes will not increase the height of the structure.

The design changes will increase the floor area of the "Pacific Visions Wing" by approximately 3,185 square feet from the plans approved in Amendment No. A11. The building footprint will increase by approximately 200 square feet and permeable "garden space" will increase by approximately 300 square feet. According to the permittees, the changes are required in order to comply with updated California Building Codes, specifically concerning public restrooms and exits.

The permittees have submitted a detailed analysis by the project architects demonstrating that the façade and floor plans are consistent with the City of Long Beach requirements for bird-safe buildings. A letter from a professional Aviculturist (biologist) agrees with the findings that the "Pacific Visions Wing" incorporates bird-safe design features including the lighting and non-reflective glass.

The permittees have demonstrated that the currently proposed development complies with all conditions of Coastal Development Permit 5-95-055, as amended, including the provision of public open space, provision of public parking consistent with the terms of the permit, and restrictions on development within the protected view corridors. The proposed development and amendment will have no negative effects on coastal resources or coastal access, and is consistent with the Chapter 3 policies of the Coastal Act, previous Commission actions, and the certified Long Beach LCP. Therefore, staff is recommending that the Commission concur with the granting of the permit amendment request.

If you have any questions about the proposal or wish to register an objection, please contact Zach Rehm at the South Coast District Office: (562) 590-5071.

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South Coast Area Office  
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(5-05-236-E8)

## NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

December 29, 2014

Notice is hereby given that **MREC, LLC** has applied for a one year extension of Coastal Development Permit **5-05-236** granted by the California Coastal Commission on **April 14, 2008** for:

**Demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a parking lot that provides 2.5 spaces per unit; project requires 130,000 cubic yards of cut and 80,000 cubic yards of fill to stabilize the Revello landslide on a 173,496 square-foot lot in RD2-1 and RE9-1 zoned site; designated Low-Medium II Residential and Low Residential in the Community Office.**

**As Amended: Approved 54-unit condominium project with shared parking garage will be changed to 53 townhomes with individually attached 2-car garages per unit and guest parking, for a total of 133 parking spaces, with no increase in height, massing, or grading.**

at: **17331 – 17333 Tramonto Dr., Pacific Palisades, City of Los Angeles**

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

By: Shannon Vaughn  
Coastal Program Analyst