

CALIFORNIA COASTAL COMMISSION

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



Th23

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 03, 2015

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 February 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.

DETAIL OF ATTACHED MATERIALS

REPORT OF REGULAR WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13250(c) and/or Section 13253(c) of the California Code of Regulations.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-15-0006-W Attn: Kevin & Lesley Brady	845 square foot third and fourth story addition, new roofdeck, and interior remodel of existing 845 square foot square foot two story single family residence; restoration of existing 489 square foot two car garage which was converted to living area without permit by previous permit owner and re-establishment of two conforming parking spaces.	726 Bayview Dr, Hermosa Beach, CA 90254 06037-4187022006

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>
<p>5-14-1920-W Attn: Stephen Yeager</p>	<p>Demolition of a duplex with nonconforming setbacks and parking and construction of a 4,401 sq. ft. (2,902 sq. ft. in the first unit and 1,481 sq. ft. in the second unit), two-story, 30 ft. high duplex with a roof deck, 559 sq. ft. two-car garage and three additional uncovered parking spaces on a 3,922 sq. ft. lot. Construction of the project includes minimal grading of 20 cubic yards of cut and fill. All storm water and run off from non-permeable surfaces will be collected and directed toward an on-site drainage system designed to facilitate filtering and natural percolation that will be infiltrated on-site. Overflow runoff will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.</p>	<p>18 - 19th Street, Hermosa Beach, CA 90254 060594183-008-008</p>
<p>5-15-0029-W City of Santa Monica, Attn: Joshua Carvalho, Project Mgr.</p>	<p>Drainage system improvement to Palisades Park at 6 locations from Santa Monica Blvd to Marguerita Blvd. Scope of work includes constructing bioswales, trench drains and inlets, new drainage curbs, resurface trails with decomposed granite, and minimal grading. Park to remain open to the public while improvements are done.</p> <p>Except for the installation of new drain lines, work is largely exempt under: Repair, Maintenance, and Utility Hook-up Exclusions Guidelines adopted by the Commission in 1978, subsection C and E of 30610. Parks. No permit is required for routine maintenance of existing public parks including the repair or modification of existing public facilities where the level or type of public use or the size of the structures will not be altered.</p>	<p>Palisades Park, Santa Monica, Los Angeles County</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-15-0080-W The Jonathan Club, Attn: Matthew Allnatt</p>	<p>Replace and reconfigure the existing 11,482 SF concrete patio seaward of the Club and add 122 SF of patio space. Total patio space will be 11,604 SF. The additional "beach patio" area will not be used for dining space for the adjacent "surfside dining terrace."</p>	<p>850 Palisades Beach Rd, Santa Monica, CA 90403 06037-4292030006</p>
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REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>A-5-MDR-12-161-E1 Los Angeles County Department of Beaches and Harbors, Attn: Michael Tripp</p>	<p>Site preparation work (including sit grading and extraction of existing structural pilings), and the construction and ongoing maintenance of a public upland and wetland park and an adjacent 28-foot-wide waterfront public pedestrian promenade.</p>	<p>Marina Del Rey Lease Parcel 9 (Southerly, Approx. 146-Acres of parcel). Located at Northersterly Corner of via Marina and Tahiti Way), Marina Del Rey (Los Angeles County)</p>

REPORT OF OBJECTION TO IMMATERIAL AMENDMENT

- 1). 5-05-236-E8 MREC, LLC 17331-17333 Tramonto Drive, Pacific Palisades (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



January 30, 2015

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 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 13250(c), Section 13252(e), 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#: 5-15-0006-W**APPLICANT:** Kevin and Lesley Brady**LOCATION:** 726 Bayview Drive, Hermosa Beach (Los Angeles County)**PROPOSED DEVELOPMENT:** 845 square foot third and fourth story addition, new roofdeck, and interior remodel of existing 845 square foot square foot two story single family residence; restoration of existing 489 square foot two car garage which was converted to living area without permit by previous permit owner and re-establishment of two conforming parking spaces.**RATIONALE:** The proposed project is located on a non-ocean fronting lot approximately 500 feet from the coast in the City of Hermosa Beach. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (12/19/14) and is consistent with the R-3 (High Density) zoning designation and the surrounding land uses. The proposed development will restore an existing two car garage which had been converted to living space without the benefit of a permit. The garage will re-establish two conforming parking spaces, accessed from the alley designated as Bayview Drive, consistent with the City's certified Land Use Plan and past Commission actions in the area. The proposed new roof is designed with scuppers to conduct water to an on-site drainage system featuring planter boxes. No grading or landscaping is proposed. 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 its February 11-13, 2015 meeting. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

CHARLES LESTER,
Executive Director

Zach Rehm
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



January 29, 2015

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#: 5-14-1920-W

APPLICANT: Stephen J. Yeager

LOCATION: 18 19th Street, Hermosa Beach (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of a duplex with nonconforming setbacks and parking and construction of a 4,401 sq. ft. (2,902 sq. ft. in the first unit and 1,481 sq. ft. in the second unit), two-story, 30 ft. high duplex with a roof deck, 559 sq. ft. two-car garage and three additional uncovered parking spaces on a 3,922 sq. ft. lot. Construction of the project includes minimal grading of 20 cubic yards of cut and fill. All storm water and run off from non-permeable surfaces will be collected and directed toward an on-site drainage system designed to facilitate filtering and natural percolation that will be infiltrated on-site. Overflow runoff will be directed toward the public storm drain system. All landscaping will be non-invasive and consist of primarily drought tolerant and native plant species.

RATIONALE: The project site is located on a walk street approximately 130 feet from the beach on an existing developed lot in an established Hermosa Beach neighborhood in Los Angeles County. The applicant received an Approval in Concept from the City of Hermosa Beach Community Development Department on November 13, 2014. The site is designated as R-2B, two-family residential, medium density land use by the City of Hermosa Beach and the proposed duplex 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 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 **February 11 – 13, 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

CALIFORNIA COASTAL COMMISSION

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



January 23, 2015

Joshua Carvalho, Civil Engineer
City of Santa Monica
1437 4th Street, Suite 300
Santa Monica, CA 90401

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#: 5-15-0029-W **APPLICANT:** City of Santa Monica
LOCATION: Palisades Park, Santa Monica, Los Angeles County

PROPOSED DEVELOPMENT: Drainage system improvement to Palisades Park at 6 locations from Santa Monica Blvd to Marguerita Blvd. Scope of work includes constructing bioswales and new drain lines. Installing new trench drains and inlets. Modifying drainage curbs. Resurfacing existing trails with decomposed granite, and minimal grading. Park to remain open to the public while improvements are done.

RATIONALE: The subject site is a public park designated open space in the City of Santa Monica along Ocean Blvd. The Coastal Commission previously approved a permit for drainage improvements to the park under CDP No. 5-92-224. Construction BMPs will be followed to prevent pre and post construction activities from impacting coastal and marine resources. The construction schedule will avoid peak visitor times between June and August. Because the park will remain open during improvements, the proposed project will not have any impacts on coastal access.

Except for the construction of new drain lines and bioswales, work is largely exempt under: *Repair, Maintenance, and Utility Hook-up Exclusions Guidelines* adopted by the Commission in 1978, subsection C and E of 30610. *Parks*- No permit is required for routine maintenance of existing public parks including the repair or modification of existing public facilities where the level or type of public use or the size of the structures will not be altered. 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 **February 11-13, 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

CALIFORNIA COASTAL COMMISSION

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



January 27, 2015

Turner Smith
10801 National Blvd. Ste. 608
Los Angeles, CA 90064

**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#: 5-15-0080-W

APPLICANT: The Jonathan Club

LOCATION: 850 Palisades Beach Rd. Santa Monica, Los Angeles County

PROPOSED DEVELOPMENT: Replace and reconfigure the existing 11,482 SF concrete patio seaward of the Club and add 122 SF of patio space. Total patio space will be 11,604 SF. The additional "beach patio" area will not be used for dining space for the adjacent "surfside dining terrace."

RATIONALE: The proposed improvements are to an existing private beach club facility and will not increase the intensity or change the use of the site or extend onto leased parcels or State owned property. All improvements are on privately owned property. The concrete patio space was originally approved under Coastal Development Permit No. 5-89-627. Because the additional patio space will be used for beach recreation and not dining, there are no requirements to provide additional parking. Construction BMPs will be followed to protect water quality.

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 **February 11-13, 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

cc: Commissioners/File

Amber Dobson
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



(A-5-MDR-12-161-E1)

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

February 2, 2015

Notice is hereby given that **Los Angeles Department of Beaches and Harbors** has applied for a one year extension of appeal **A-5-MDR-12-161** filed by the We Are Marina del Rey and the Wetlands Defense Fund on **June 7, 2012** for:

Site preparation work (including site grading and extraction of existing structural pilings), and the construction and ongoing maintenance of a public upland and wetland park and an adjacent 28-foot-wide waterfront public pedestrian promenade.

at: Marina Del Rey Lease Parcel 9 (Southerly Approx. 146-Acres Of Parcel), Located At Northeasterly Corner Of Via Marina And Tahiti Way), Marina Del Rey (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

By: Shannon Vaughn
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



February 2, 2015

OBJECTION TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Jack Ainsworth, Senior Deputy Director
Shannon Vaughn, Coastal Program Analyst

Re: **Extension of Coastal Development Permit 5-05-236-E8 (MREC, LLC), Pacific Palisades, City of Los Angeles.**

On November 7, 2014, the applicant (MREC, LLC) submitted a request to extend Coastal Development Permit 5-05-236 for an additional one-year period. The extension would be the proposed project's eighth extension request. Coastal Development Permit 5-05-236, originally approved by the Commission on February 8, 2006, permits the demolition of two apartment buildings and construction of a 61-unit condominium project in four three-level and four four-level structures above a 205 space parking lot. The project was subsequently amended 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. The project site is located at 17331-17333 Tramonto Drive in the Pacific Palisades area of the City of Los Angeles.

On December 29, 2014, the South Coast District Office in Long Beach issued a notice of the Executive Director's determination that there are no changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(b) of Title 14 of the California Code of Regulations, the Executive Director reported this determination to the Commission at its January 9, 2015 Commission meeting.

Within the ten working-day period (December 29, 2014 – January 13, 2015), during which any person may object to the Executive Director's determination, the South Coast District Office received five letters, from Mr. Jacob Matthews, Ms. Marcia Withers, Ms. Rochelle Ceballos, Mr. & Ms. Jeffrey & Eva Peterson and Mr. John Rigney, objecting to the Executive Director's determination that there are no changed circumstances that affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act (Exhibit A). The objectors assert that the amended project increases the massing of the development, has undefined setbacks, violates building height regulations, decreases green space, impedes on the privacy of the adjacent properties, obstructs view corridors and has soil and hillside stability and drainage issues, since the time of the Commission's original approval of the development, which impacts the proposed development and constitutes significant changed circumstances that affect the proposed development's consistency with the Coastal Act.

Section 13169(c) of Title 14 of the California Code of Regulations states in part that in order to deny an extension request objections must identify changed circumstances that may affect the consistency of the development with the Coastal Act. Two years after the original permit was approved by the Commission, the applicant has applied for and has been granted eight extension requests. The most

recent extension was approved by the Commission on January 22, 2014, finding that there were no changed circumstances affecting the proposed project's consistency with the Coastal Act as of that date.

The letters fail to raise any new or changed circumstances that would affect the proposed project's consistency with the Coastal Act. The primary concerns raised in the letters are consistency with height, setback, open space, public and private views, slope stability and drainage issues; however, the letters fail to address how the purported violations would affect the project's consistency with the Coastal Act. Additionally, the project's height, setbacks, open space, public view impacts, slope stability and drainage we're previously reviewed by the Commission and the Commission made a finding that there are no changed circumstances affecting the project's consistency with the Coastal Act.

Therefore, the Executive Director has concluded that the objection letters do not identify any changed circumstances that may affect the proposed development's consistency with the Chapter 3 policies of the Coastal Act. As required by Section 13169(c) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letters. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency with the Coastal Act, the Executive Director shall schedule the extension for a public hearing in accordance with Section 13169(d) of Title 14 of the California Code of Regulations. If three Commissioners do not object to the extension, the time for commencement of development shall be extended for one year from the expiration date of the permit. In this case, the approval of the extension request will extend the expiration date of Coastal Development Permit 5-05-236-E7 to February 8, 2016, one year from the previous date of expiration.

Jeffrey & Eva Peterson
17351 W. Sunset Blvd. #5F
Pacific Palisades, California 90272-4200

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IAN 12 2015

CALIFORNIA
COASTAL COMMISSION

January 9, 2015

California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, California 90802-4302

Attention: Charles Lester and Shannon Vaughn

Re: 17331 - 17333 Tramonto Drive, Pacific Palisades, City of Los Angeles
Objection to Permit 5-05-236 (dated April 14, 2008)

Dear California Coastal Commissioners:

With regard to the recent Notice of Extension Request for Coastal Development Permit for the above noted project, we are writing to express our objections.

As the owners of an adjacent property, our principal concerns regarding this proposed development are potential or real violations in connection with set-back, building height, soil stability, drainage and hillside ordinances. These are voiced particularly in light of what we understand are to be multiple story structures, and requisite set-back and height limitations in this residential area. Secondly, the hillside condition and the extensive cut and fill are of considerable concern due to the following facts, among others: hillside and slope stability, absence of a green belt (much of which has already been removed including native oak trees and other vegetation), drainage, appropriate set-back in relation to residential structure height, and the visual impact on the slope/hillside.

We trust that you will evaluate these facts and conditions in considerable detail and insure that the project be amended, if it is to be approved.

Best regards,



Jeffrey & Eva Peterson

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CALIFORNIA
COASTAL COMMISSION

January 8, 2015

To: The California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca. 90802-4302
Attention- Charles Lester and Shannon Vaughn

From: John E. Rigney
17351 W. Sunset Blvd. #5C
Pacific Palisades, CA. 90272

Re: Objection for Extension Request -MREC LLC. Permit # 5-05-236 at 17331-17333 Tramonto Dr.
Pacific Palisades, City of LA

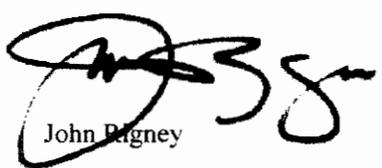
Dear Charles and Shannon,

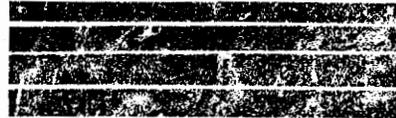
I was recently made aware of the details on the project located above my condo on Tramonto Dr. by our Home Owners Association. I was not aware of the plans for the project when I purchased my Unit at Rockwell Condominiums late in 2013.

I am not in favor of the Extension request for the amended 53-unit townhome project as it seems the changes are a significant departure from the condominium project that was initially approved in 2008. The grading that has been done has caused significant noise and dust that settles onto our building, balcony and entrance areas and even inside my condo. The project greatly infringes on my privacy as the development looks down directly into my condo and would cause me and other owners in our building financial harm as a result. It is impossible for me to imagine that the coastal commission actually approved this development.

Please advise when the Commission plans to meet and deliberate this matter. If you need to reach me, please do so at (310) 914-1600 or at the address above.

Regards,


John Rigney



ROCKWELL

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JAN 12 2015

CALIFORNIA
COASTAL COMMISSION

January 6, 2015

To: The California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca. 90802-4302
Attention- Charles Lester and Shannon Vaughn

From: Rockwell at PCH Condominium Owners Association
17351 Sunset Blvd. Suite 1A
Pacific Palisades, CA. 90272
C/O Rochelle Ceballos Action Property Management

Re: Objection for Extension Request -MREC LLC. Permit # 5-05-236 at 17331-17333 Tramonto Dr. Pacific Palisades, City of LA

Dear Charles and Shannon,

Please accept this Objection letter on behalf of the Board of Directors for the Rockwell at PCH Condominium Owners Association located at 17351 Sunset Blvd. Pacific Palisades, CA. 90272. We received the enclosed Notice dated 12/29/14 on 12/31/14 regarding the project above us on Tramonto. The Notice states that objections must be received within "10 working days" to formally state our case. Please note our Community has been informed of the matter and additional letters should be mailed by the deadline.

In defense of our lack of prior objections, the Association was not conveyed/occupied until August 2013 and therefore had no voice or understanding of the intended project or amended efforts thereafter as it was approved April 14, 2008. Now that the Community has been fully developed and occupied, our Owners are not in favor of the Extension request for the amended 53-unit townhome project above as we feel the change to detached townhomes is a significant departure from the condominium project that was approved in 2008 in terms of construction type, sequence, quality and community. The change in parking from subterranean/communal to individual 2-car garages creates 4-story homes from grade level, which despite the Section 13169 findings, does change the massing of the project. There are additional concerns regarding setbacks and the elimination of what was once a dense greenbelt; we don't feel that either was given the appropriate attention or clarification in the prior approvals. The project greatly impedes on the privacy of our upper units and we've seen drawings that show a 9' separation from our property-line to the edge of the now four-story structures (starting on the hillside approximately 20' above the roof of our 6-story structure; nearly 100' above Sunset Blvd).

Please advise when the Commission plans to meet and deliberate this matter. Should you need to contact Management, please call direct at 951-496-5923 or email Rceballos@actionlife.com

Warm Regards,
Rochelle Ceballos, CCAM

*Professionally Managed By Action Property Management, Inc.
600 Wilshire Blvd, Suite 1660 • Los Angeles, California 90017
(800) 400-2284 • Fax (949) 450-0303
www.RockwellatPCHHOA.com*



ROCKWELL

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JAN 14 2015

CALIFORNIA
COASTAL COMMISSION

January 10, 2015

To: The California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca. 90802-4302
Attention- Charles Lester and Shannon Vaughn

From: Jacob Mathews
17351 Sunset Blvd. Suite 5A
Pacific Palisades, CA. 90272

Re: Objection for Extension Request -MREC LLC. Permit # 5-05-236

Dear California Coastal Commission,

With regard to the Notice of Extension Request for Coastal Development Permit for the above noted project, I am writing to express my objection to any further extension.

As the owner of multiple units and a business in the adjacent property immediately below the subject site, my principal concern is of height and scale given the hillside condition of the proposed project. To assume that 53 individual townhomes will be constructed in the same manner as a condominium development is false and given the precarious condition of the site and scale of the project, this matter should not be overlooked. Set-backs have not been clearly defined, but are believed to be dangerously close to the property line of our structure, especially given the multi-story project. Additionally, the hillside condition and extensive cut and fill are of considerable concern. Can the Coastal Commission demonstrate their understanding of the project that is being approved and articulate the reasoning behind allowing such an ominous volume to be built on the hillside within 10' of a structure that has been present below for over 30 years?

I hope that the new letters received in objection of this project will spur a new round of investigation and stipulations from your Authority to create a project more fitting the conditions of the site & neighborhood. Should you need to contact me, please call my office at 310-454-6593.

Sincerely,

Jacob Mathews

Marcia J. Withers

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JAN 12 2015

CALIFORNIA
COASTAL COMMISSION

January 8, 2015

Sent Via Fax and Regular Mail
562-590-5084

To: The California Coastal Commission
South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, Ca. 90802-4302
Attention- Charles Lester and Shannon Vaughn

From: Marcia J. Withers
Rockwell at PCH
17351 Sunset Blvd. Unit 4B
Pacific Palisades, CA. 90272

Re: Objection for Extension Request –MREC LLC. Permit # 5-05-236 at 17331-17333 Tramonto Dr. Pacific Palisades, City of LA

Dear Sir or Madam:

This letter serves as an Objection for the one (1) year extension of the above-referenced permit issued to MREC, LLC. My husband and I became owners of a unit in the condominium complex known as Rockwell at PCH in August 2013. The amended efforts pre-date our ownership. However, we have concerns as amended and are not in favor of the Extension request for the amended 53-unit townhome project above.

We feel the change to detached townhomes is a significant departure from the condominium project that was approved in 2008 in terms of construction type, sequence, quality and community. We have been informed by our Homeowners's Association that the change in parking from subterranean/communal to individual 2-car garages creates 4-story homes from grade level, which despite the Section 13169 findings, does change the massing of the project. There are additional concerns regarding setbacks and the elimination of what was once a dense greenbelt, which may have not been given the appropriate attention or clarification in the prior approvals. In addition, our Association has informed us that the project greatly impedes on the privacy of some of the upper units and that drawings show a 9' separation from our property-line to the edge of the now four-story structures (starting on the hillside approximately 20' above the roof of our 6-story structure; nearly 100' above Sunset Blvd).

Please advise when the Commission plans to meet and deliberate this matter. Should you need to contact me, please email me at marren29@gmail.com.

Kind regards,



Marcia J. Withers