

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

**Item Th17**

**SOUTH COAST DISTRICT
(LOS ANGELES COUNTY)
DEPUTY DIRECTOR'S REPORT**

*For the
February Meeting of the California Coastal Commission*

MEMORANDUM

Date: February 11, 2010

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast District Deputy Director, Los Angeles County
SUBJECT: *Deputy Director's Report (Los Angeles County)*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for Los Angeles County items for the February 11, 2010 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 (Los Angeles County).

DE MINIMIS WAIVERS

1. 5-09-253-W Mr. & Mrs. Gary Allen (Venice, Los Angeles County)
2. 5-10-003-W Mr. Veronica McWhinney (Venice, Los Angeles County)

EMERGENCY PERMITS

1. 5-10-018-G Los Angeles County Department Of Beaches And Harbors, Attn: Greg Woodell (Playa Del Rey, Los Angeles County)

EXTENSION - IMMATERIAL

1. 5-06-481-E1 William Abbott (Venice, Los Angeles County)

TOTAL OF 4 ITEMS

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-09-253-W Mr. & Mrs. Gary Allen	Demolition of a one-story, 1,135 square foot single family residence, and construction of a two-story, 28-foot high (with a 31-foot high roof access structure), 2,729 square foot single-family residence with a detached two-story, 24-foot high two-car garage on a 3,330 square foot lot on a walk street.	838 Amoroso Place, Venice (Los Angeles County)
5-10-003-W Mr. Veronica McWhinney	Demolition of a one-story 1,167 square foot single-family residence on a 2,523 square foot lot. Detached two-car garage to remain.	587 Grand Blvd, Venice (Los Angeles County)

REPORT OF EMERGENCY PERMITS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 13142 of the California Code of Regulations because the development is necessary to protect life and public property or to maintain public services.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-10-018-G Los Angeles County Department Of Beaches And County) Harbors, Attn: Greg Woodell	Extend sand berm 251 feet.	8255 Vista Del Mar (Dockweiler State Beach, south Culver Blvd.), Playa Del Rey (Los Angeles County)

REPORT OF EXTENSION – IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-06-481-E1 William Abbott	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.	121 Catamaran Street, Venice (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



January 21, 2010

Gary & Antonia Allen
 838 Amoroso Place
 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: 5-09-253

APPLICANTS: Gary & Antonia Allen

LOCATION: 838 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,135 square foot single-family residence, and construction of a two-story, 28-foot high (with a 31-foot high roof access structure), 2,729 square foot single-family residence with a detached two-story, 24-foot high two-car garage on a 3,330 square foot lot on a walk street.

RATIONALE: The proposed project, which is about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-1804-SPP-MEL, 10/5/09) and is consistent with the R2-1 zoning designation and the surrounding land uses. The proposed single-family residence conforms to the Commission's density limit for the site and complies with the 28-foot height limit for homes on the Venice walk streets (a one hundred square foot roof access structure is part of the structure that is permitted to exceed the 28-foot roof height limit). Adequate on-site parking is provided (three on-site parking spaces: two-car garage plus one uncovered stall). The proposed project incorporates best management practices (BMPs) to improve water quality in the watershed, including the minimization of impervious surfaces on the project site (1,050 square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 37' landscaped yard on the fronting walk street right-of-way). The proposed project is consistent with community character and will have no negative effects on visual resources or coastal access. The project is consistent with the Chapter 3 policies of the Coastal Act and previous Commission approvals, and will not prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at its **February 11, 2010 meeting in Oceanside** 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.

PETER DOUGLAS
 Executive Director

CHARLES R. POSNER
 Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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



January 21, 2010

Michael Hricak, Architect
4052 Del Rey Avenue, #100
Venice, CA 90292-5681

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: 5-10-003**APPLICANT:** Veronica McWhinney**LOCATION:** 587 Grand Boulevard, Venice, City of Los Angeles, Los Angeles County.**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,167 square foot single-family residence on a 2,523 square foot lot. Detached two-car garage to remain.

RATIONALE: The proposed project, which is about a half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2009-4049-VSO, 12/17/09). The City of Los Angeles Housing Department has determined that there are no affordable housing units on the site (12/10/09). The existing structure, built in 1912, 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 property will be fenced, landscaped, and maintained by the owner (applicant) of the adjacent lot. A separate coastal development permit must be obtained prior to any subsequent development on the property. The proposed project will improve water quality in the watershed with the removal of impervious surfaces from the project site. The proposed demolition is consistent with past Commission approvals, the Chapter 3 policies of the Coastal Act, will have no adverse impacts on coastal resources (i.e., public access and public recreation), 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 **February 11, 2010 meeting in Oceanside** 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.

PETER DOUGLAS
Executive Director

CHARLES R. POSNER
Coastal Program Analyst

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**EMERGENCY PERMIT**

DATE: February 3, 2010
EMERGENCY PERMIT: 5-10-018-G
APPLICANT: Los Angeles County Department of Beaches and Harbors
LOCATION: 8255 Vista Del Mar, Playa Del Way, on Dockweiler State Beach

EMERGENCY WORK PROPOSED: Extend the 15 foot high 1,161 linear foot seasonal sand berm an additional 251 linear feet to the south.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information that an unexpected occurrence in the form of wave up-rush due to storm events threaten Los Angeles County's beach improvements, such as the beach bicycle path, and residential dwellings along the beach, and requires immediate action to prevent or mitigate loss or damage to life, health, property or essential public services. 14 Cal. Admin. Code Section 13009. The Executive Director hereby finds that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 30 days unless otherwise specified by the terms of the permit;
- (b) Public comment on the proposed emergency action has been reviewed if time allows; and
- (c) As conditioned the work proposed would be consistent with the requirements of the California Coastal Act of 1976.

The work is hereby approved, subject to the attached conditions.

Very Truly Yours,

Peter M. Douglas
Executive Director

By: [Signature]
Title: Coastal Program Manager

CONDITIONS OF APPROVAL:

1. The enclosed form must be signed by the permittee and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Executive Director.
3. The work authorized by this permit must be completed within 30 days of the date of this permit.
4. Within 60 days of the date of this permit, the permittee shall apply for a regular Coastal Development Permit to have the emergency work be considered permanent. If no such application is received, the emergency work shall be removed in its entirety within 150 days of the date of this permit unless waived by the Director.
5. In exercising this permit the permittee agrees to hold the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. OTHER: All conditions imposed on CDP No. 5-02-385 for the construction of the original seasonal berms should be followed during and after the construction of the berm extension.

Condition number four (4) indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency work become a permanent development, a Coastal Development Permit must be obtained. A regular permit would be subject to all of the provisions of the California Coastal Act and may be conditioned accordingly. These conditions may include provisions for landscaping, restoration, and erosion control.

If you have any questions about the provisions of this emergency permit, please call the Commission office in Long Beach (562) 590-5071.

Enclosures: Acceptance Form

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(5-06-481-E1)**NOTICE OF EXTENSION REQUEST
FOR COASTAL DEVELOPMENT PERMIT**

February 4, 2010

Notice is hereby given that **William Abbott** has applied for a one-year extension of Coastal Development Permit **5-06-481**, granted by the California Coastal Commission on **February 7, 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. More specifically described in the application file in the Commission offices.

At: 121 Catamaran Street, Venice, City of Los Angeles, County 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,
PETER M. DOUGLAS
Executive Director

By: Charles R. Posner
Coastal Program Analyst