

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT
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200 Oceangate, 10th Floor
LONG BEACH, CA 90802-4416
(562) 590-5071 FAX (562) 590-5084
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W5

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

For the

May Meeting of the California Coastal Commission

MEMORANDUM

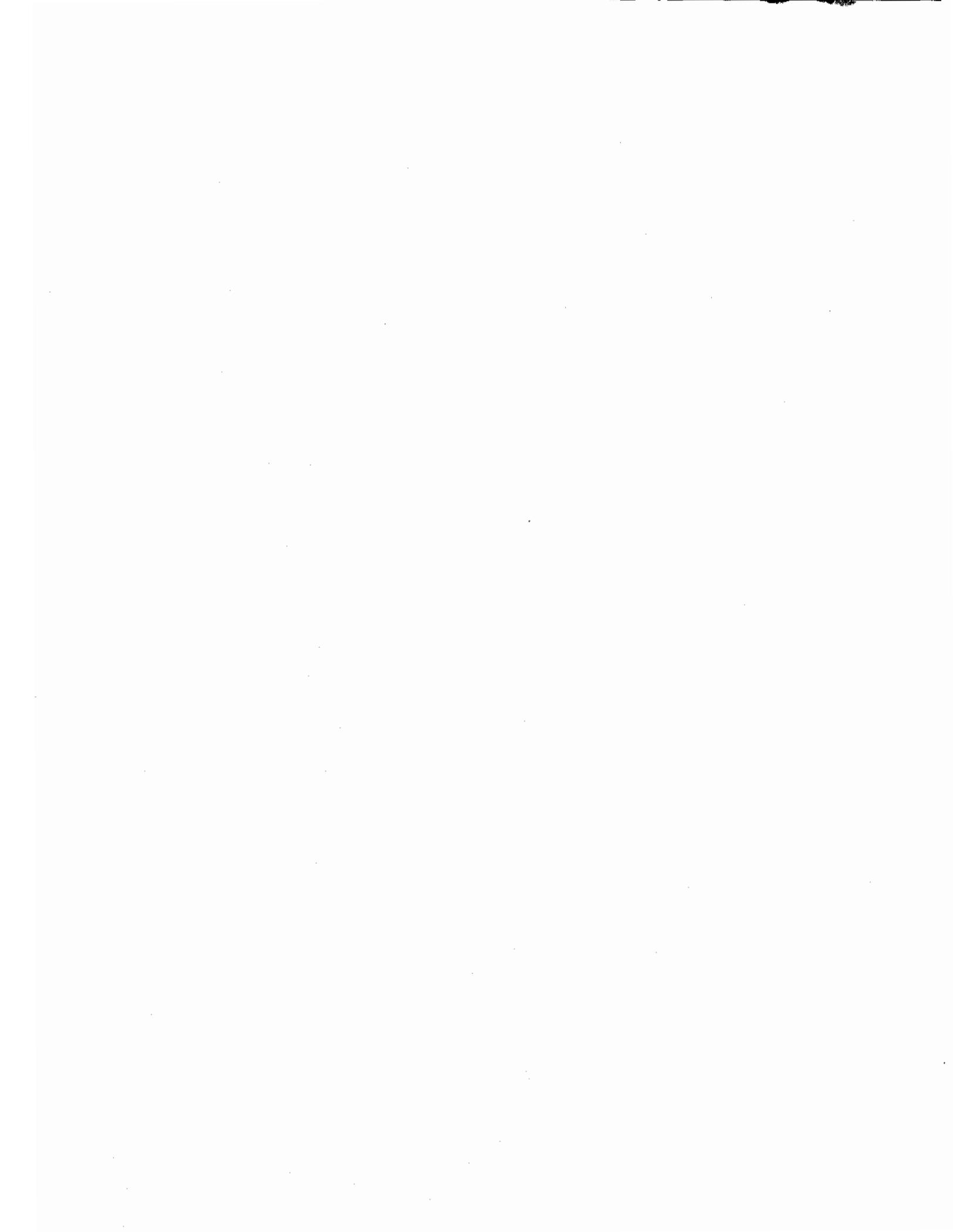
Date: May 12, 2010

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

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the South Coast District Office for the May 12, 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.



DE MINIMIS WAIVERS

1. 5-10-085-W Thomas Gilbert (Hermosa Beach, Los Angeles County)

TOTAL OF 1 ITEM

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>
5-10-085-W Thomas Gilbert	Construction of a 29.9 high three story over basement, 4396 sq ft SFR. Demolition of existing structure occurred under Waiver of Permit #5-08-090. Three (3) parking spaces are provided on site.	3026 Hermosa Ave., Hermosa Beach (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



May 5, 2010

Srouer and Associates, LLC
Attn: Elizabeth Srouer
1001 6th St, Suite 110
Manhattan Beach, CA 90266

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#: 5-10-085-W**APPLICANT: Mr. Thomas Gilbert****LOCATION: 3026 Hermosa Ave, Hermosa Beach, County of Los Angeles**

PROPOSED DEVELOPMENT: Construction of a 29.9' high, three story over basement, 4396 sq ft SFR. Demolition of existing structure occurred under Waiver of Permit #5-08-090. Three (3) parking spaces are provided on site.

RATIONALE: The subject lot is a 2403 sq. ft. lot located one block from the sea, and is designated as Multiple Family in the City's Certified Land Use Plan. The proposed project was granted an approval in concept by the City of Hermosa Beach. Two waivers have been approved previously for this site, 5-07-378 and 5-08-090-W, and demolition of the existing home occurred under 5-08-090. However, due to changes in the design of the structure, a new Waiver of Permit Requirements is required. The development proposes three parking spaces, meeting the Commission's typically applied parking requirement of two parking spaces per residential unit. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, coastal views or water quality and will not prejudice the City's ability to prepare a certified Local Coastal Program. The proposed development is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **May 12-14, 2010** 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, a coastal development permit will be required.

PETER DOUGLAS
Executive Director

by: _____
GARY TIMM /
Coastal Program Manager

cc: Commissioners/File

