

**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT  
200 Oceangate, Suite 1000  
LONG BEACH, CA 90802-4302  
(562) 590-5071 FAX (562) 590-5084  
[www.coastal.ca.gov](http://www.coastal.ca.gov)

**TH 12**

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

*For the  
July Meeting of the California Coastal Commission*

MEMORANDUM

Date: July 12, 2012

TO: Commissioners and Interested Parties

FROM: John Ainsworth, South Coast District Deputy Director, (Los Angeles 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 July 12, 2012 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. 5-12-157-W For 120 - 28th Street-Hb, Llc, Attn: Mr. Mark Trotter (Hermosa Beach, Los Angeles County)
2. 5-12-167-W Robert Mendez C/O 521 Toyopa Llc, Attn: Robert Mendez (Pacific Palisades, Los Angeles County)
3. 5-12-169-W Emily & David Sobie (Venice, City Of Los Angeles, Los Angeles County)
4. 5-12-172-W Zak Mascolo And Caroline De Sousa Mascolo (Venice, City Of Los Angeles, 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>
<b>5-12-157-W</b> For 120 - 28th Street-Hb, Llc, Attn: Mr. Mark Trotter	Demolition of the existing single family residence and construction of a new, 27 foot high, 4095 sq. ft. single family residence	120 - 28th Street, Hermosa Beach (Los Angeles County)
<b>5-12-167-W</b> Robert Mendez C/O 521 Toyopa Llc, Attn: Robert Mendez	Demolition of an existing single-family residence and construction of a two-story, 4,954 square foot single-family residence, with attached two-car garage.	521 Toyopa Drive, Pacific Palisades (Los Angeles County)
<b>5-12-169-W</b> Emily & David Sobie	Demolition of a one-story, 1,186 square foot single-family residence, and construction of a two-story (plus basement), 28-foot high, 2,360 square foot single-family residence with an attached one-car garage (290 square feet) and one-stall carport on a 3,330 square foot lot on a walk street.	821 Amoroso Place, Venice, City Of Los Angeles (Los Angeles County)
<b>5-12-172-W</b> Zak Mascolo And Caroline De Sousa Mascolo	Demolition of a one-story, 1,350 square foot single-family residence and shed, and construction of a two-story (plus basement), 25-foot high (plus 35-foot high roof access structure), 3,895 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 526 square foot studio above a three-car garage) on a 4,550 square foot lot on a walk street.	1621 Crescent Place, Venice, City Of Los Angeles (Los Angeles County)

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South Coast Area Office  
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Long Beach, CA 90802-4302  
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6/25/2012

Srour + Assoc  
1001 6<sup>th</sup> 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#: 5-12- 157-W****APPLICANT: 120 28<sup>th</sup> Street-HB, LLC****LOCATION: 120 28<sup>th</sup> Street, Hermosa Beach, Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing single family residence and construction of a new, 27 foot high, 4095 sq. ft. single family residence

**RATIONALE:** The subject lot is a 2475 sq. ft. inland lot designated as High Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Three parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards areas of permeable concrete, a gravel sideyard, and landscaped areas for on-site infiltration. 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 **July 11-13, 2012** 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:   
JOHN DEL ARROZ  
Coastal Program Analyst

cc: Commissioners/File

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July 5, 2012

Pacific Crest Consultants  
23622 Calabasas Road, Ste 100  
Calabasas, CA 91302

**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#:** 5-12-167

**APPLICANT:** Toyopa Llc.

**LOCATION:** 521 Toyopa Drive, Pacific Palisades

**PROPOSED DEVELOPMENT:** Demolition of an existing single-family residence and construction of a two-story, 4,954 square foot single-family residence, with attached two-car garage.

**RATIONALE:** The project site is over a 1/2 mile from Will Rogers State Beach, in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2011-1566-AIC from the City of Los Angeles Planning Department (6/14/12). The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan. The proposed project is compatible with the character of the surrounding pattern of development. The City of Los Angeles does not allow infiltration of water on sites in Pacific Palisades; therefore, the project will direct site runoff to the City's storm drain system. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act, and will have no 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 July 11-13, 2012 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: \_\_\_\_\_

Al J. Padilla  
Coastal Program Analyst

cc: Commissioners/File

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South Coast Area Office  
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June 28, 2012



Damian Catalan  
P. O. Box 640  
San Dimas, CA 91773

**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:** 5-12-169

**APPLICANTS:** Emily & David Sobie

**LOCATION:** 821 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,186 square foot single-family residence, and construction of a two-story (plus basement), 28-foot high, 2,360 square foot single-family residence with an attached one-car garage (290 square feet) and one-stall carport 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 #DIR2012-0338-SPP-MEL, 6/7/12) 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. Adequate on-site parking (three spaces) is provided for the single-family residence: one-car garage, one-stall car-port, plus one uncovered stall, all accessed from the rear alley (Marco Court). 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 (approximately 1,200 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 **July 12, 2012 meeting in Chula Vista** 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

CHARLES R. POSNER  
Coastal Program Analyst

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South Coast Area Office  
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June 25, 2012



Robert Thibodeau, DU Architects  
529 California Avenue  
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:** 5-12-172

**APPLICANTS:** Zak & Caroline De Sousa Mascolo

**LOCATION:** 1621 Crescent Place, Venice, City of Los Angeles, Los Angeles County.

**PROPOSED DEVELOPMENT:** Demolition of a one-story, 1,350 square foot single-family residence and shed, and construction of a two-story (plus basement), 25-foot high (plus 35-foot high roof access structure), 3,895 square foot single-family residence with an attached (by second-story breezeway) two-story accessory structure (with a 526 square foot studio above a three-car garage) on a 4,550 square foot lot on a walk street.

**RATIONALE:** The proposed project, which is about one-half mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-0734-SPP-MEL, 6/7/12) 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 100 square foot roof access structure is permitted to exceed the roof height limit).. Adequate on-site parking is provided for the single-family residence in the three-car garage, which is accessed from the rear alley (Electric Court). 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 (approximately 2,400 square feet of permeable landscaped area will be maintained on the project site, which includes a 12'x 45' 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 **July 12, 2012 meeting in Chula Vista** 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.

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Executive Director

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