

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071 FAX (562) 590-5084
www.coastal.ca.gov

Item Th 8

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

*For the
September Meeting of the California Coastal Commission*

MEMORANDUM

Date: September 6, 2012

TO: Commissioners and Interested Parties
FROM: John Ainsworth, South Coast District Senior 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 September 13, 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. 5-12-133-W 16640 Akron, Llc C/O Dereck Baak (Pacific Palisades, Los Angeles County)
2. 5-12-195-W Monterey View Townhomes, Llc, Attn: Mr. Monte Williams (Hermosa Beach, Los Angeles County)
3. 5-12-211-W J.W. Powers Construction, Inc, Attn: Attn: Jimmy Powers (Hermosa Beach, Los Angeles County)
4. 5-12-212-W 26th Street Land Company, L L C, Attn: Mr. Dunham Stewart (Hermosa Beach, Los Angeles County)
5. 5-12-213-W David & Debbie Stern (Hermosa Beach, Los Angeles County)
6. 5-12-215-W Nancy Marks (Pacific Palisades, Los Angeles County)
7. 5-12-218-W Dr. Shawn Rabizadeh (Pacific Palisades, Los Angeles County)

TOTAL OF 7 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.

Applicant	Project Description	Project Location
5-12-133-W 16640 Akron, Llc C/O Dereck Baak	Demolition of an existing single-family residence and construction of a three-story, 4,736 square foot single-family residence, with attached two-car garage and approximately 373 cubic yards of grading.	16640 Akron Street, Pacific Palisades (Los Angeles County)
5-12-195-W Monterey View Townhomes, Llc, Attn: Mr. Monte Williams	Demolition of the existing single family residence and construction of a new, three unit condominium complex within two detached 30' high structures, with a total gross square footage of 8885 sq. ft.	1516 Monterey Blvd, Hermosa Beach (Los Angeles County)
5-12-211-W J.W. Powers Construction, Inc, Attn: Attn: Jimmy Powers	Demolition of the existing two unit detached duplex and construction of a new two unit condominium consisting of two 30' high detached structures with a total gross square footage of 4834 sq. ft.	122 Manhattan Avenue, Hermosa Beach (Los Angeles County)
5-12-212-W 26th Street Land Company, L L C, Attn: Mr. Dunham Stewart	Demolition of the existing single family residence and construction of a 30' high, 3925 sq. ft. single family residence	232 26th Street, Hermosa Beach (Los Angeles County)
5-12-213-W David & Debbie Stern	Demolition of the existing single family residence and construction of a 30' high, 3358 sq. ft. single family residence	2416 Hermosa Ave., Hermosa Beach (Los Angeles County)
5-12-215-W Nancy Marks	Demolition of an existing single-family residence and construction of a one-story, split level, 1,450 square foot single-family residence, with attached three-car garage, roof deck, swimming pool, perimeter fence/wall and approximately 1,050 cubic yards of grading	17537 Tramonto Drive, Pacific Palisades (Los Angeles County)
5-12-218-W Dr. Shawn Rabizadeh	Demolition of a one-story, 1,487 square foot single-family residence on a 5,949 square foot lot, and construction of a two-story (with basement), 27.5-foot high, 5,290 square foot single-family residence with an attached two-car garage. Approximately 500 cubic yards of material will be excavated and exported from the site.	15300 Earlham Street, Pacific Palisades (Los Angeles County)

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August 14, 2012

Derek Baak
649 Jacon Way
Pacific Palisades, CA 90272

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#: 5-12-133

APPLICANT: 16640 Akron, LLC

LOCATION: 16640 Akron Street, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a three-story, 4,736 square-foot single-family residence, with attached two-car garage and approximately 373 cubic yards of grading.

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-2012-1187-AIC from the City of Los Angeles Planning Department (5/4/12). 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 September 12-14, 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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9/4/2012

Srour + Assoc.
1001 6th Street, Ste 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- 195-W**APPLICANT: Monterey View Townhomes LLC****LOCATION: 1516 Monterey Blvd, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, three unit condominium complex within two detached 30' high structures, with a total gross square footage of 8885 sq. ft.

RATIONALE: The subject lot is a 5000 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. 11 parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards landscaped areas and infiltration basins, 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.

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Executive Director

by: _____
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

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9/4/2012

Srour and Associates
1001 Sixth Street, Suite 110
Manhattan Beach, CA 90266

SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments-Section 30624.7 of the Coastal Act

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WAIVER#: 5-12- 211-W**APPLICANT: JW Powers Construction Inc.****LOCATION: 122 Manhattan Ave, Hermosa Beach, Los Angeles County**

PROPOSED DEVELOPMENT: Demolition of the existing two unit detached duplex and construction of a new two unit condominium consisting of two 30' high detached structures with a total gross square footage of 4834 sq. ft.

RATIONALE: The subject lot is a 2886 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. Seven parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards infiltration catch basins, 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.

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8/28/2012

Srour + Assoc. LLC
1001 6th Street, Suite 110
Manhattan Beach, CA 90266

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Developments-Section 30624.7 of the Coastal Act**

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WAIVER#: 5-12-212-W

APPLICANT: 26th Street Land Company, LLC

LOCATION: 232 26th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a 30' high, 3925 sq. ft. single family residence

RATIONALE: The subject lot is a 2310 sq. ft. inland lot designated as Medium 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 a water infiltration basin, 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 **September 12-14, 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.

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Coastal Program Analyst

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8/27/2012

Srouer and Associates
1001 6th Street, Suite 110
Manhattan Beach, CA 90266

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis
Developments-Section 30624.7 of the Coastal Act**

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WAIVER#: 5-12-213-W

APPLICANT: David and Debbie Stern

LOCATION: 2416 Hermosa Avenue, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a 30' high, 3358 sq. ft. single family residence.

RATIONALE: The subject lot is a 2400 sq. ft. inland lot designated as Medium Density Residential in the City's Certified Land Use Plan. The proposed project has been approved in concept by the City of Hermosa Beach. Four parking spaces are provided on site, exceeding the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards landscaped areas, gravel sideyards, and grass block pavers, 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 **September 12-14, 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.

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JOHN DEL ARROZ
Coastal Program Analyst

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August 28, 2012

Gregory Bloomfield
1535 Yale Street
Santa Monica, CA 90404

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#: 5-12-215

APPLICANT: Nancy Marks

LOCATION: 17537 Tramonto Drive, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a one-story, split level, 4,450 square foot single-family residence, with attached three-car garage, roof deck, swimming pool, perimeter fence/wall and approximately 1,050 cubic yards of grading.

RATIONALE: The project site is less than a ¼ 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-2012-2175-AIC from the City of Los Angeles Planning Department (8/10/12). 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 September 12-14, 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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August 22, 2012

NE Designs, Inc., Attn: Angelo Garcia
15118 La Maida Street
Sherman Oaks, CA 91356

**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:

5-12-218

APPLICANT: Dr. Shawn Rabizadeh

LOCATION: 15300 Earlham Street, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,487 square foot single-family residence on a 5,949 square foot lot, and construction of a two-story (with basement), 27.5-foot high, 5,290 square foot single-family residence with an attached two-car garage. Approximately 500 cubic yards of material will be excavated and exported from the site.

RATIONALE: The project site is a developed lot in an established residential neighborhood situated about one-quarter mile inland of Will Rogers State Beach. The site is designated as low-density residential land use in the Brentwood-Pacific Palisades Community Plan. The proposed project has received an Approval-in-Concept from the City of Los Angeles Planning Department (Case #ZA-2012-2198, 8/14/12) and is consistent with the R1-1 zoning designation and the pattern of development in the surrounding neighborhood which has large similar-sized two-story homes. . The elevation range of the project site is about ten feet. The City of Los Angeles discourages on-site infiltration of water in Pacific Palisades, so the project site will be graded in order to direct site runoff into City's storm drain system. 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 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 **September 12-14, 2012 meeting in Caspar** 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