

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

**Th7**

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

*For the
January Meeting of the California Coastal Commission*

MEMORANDUM

Date: January 2, 2013

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 January 10, 2013 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. 5-12-299-W Justin Brevoort (Hermosa Beach, Los Angeles County)
2. 5-12-307-W 2208 Manhattan Ave, L L C, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
3. 5-12-309-W Titan & Co. Real Estate Partners, L L C, Attn: Mr. Matt Armato (Hermosa Beach, Los Angeles County)
4. 5-12-318-W City Of Long Beach, Department Of Public Works, Attn: Ms. Sarah Price (Long Beach, Los Angeles County)
5. 5-12-322-W Olive Tree Grous, L L C (Pacific Palisades, Los Angeles County)
6. 5-12-332-W Hamid Hajmomenian (Pacific Palisades, Los Angeles County)
7. 5-12-339-W Scott Saunders (Venice, City Of Los Angeles, Los Angeles County)
8. 5-12-342-W 2208 Manhattan Avenue, L L C, Attn: Kim Komick (Hermosa Beach, Los Angeles County)
9. 5-12-344-W Todd Piccus (Venice, City Of Los Angeles, Los Angeles County)

TOTAL OF 9 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>
5-12-299-W Justin Brevoort	Demolition of the existing single family residence and construction of a new, 30' high, 3119 sq. ft. single family residence	230 - 34th Street, Hermosa Beach (Los Angeles County)
5-12-307-W 2208 Manhattan Ave, L L C, Attn: Kim Komick	Demolition of an existing single family residence and construction of a new, 30' high, 4475 sq. ft. single family residence.	2434 Hermosa Beach, Hermosa Beach (Los Angeles County)
5-12-309-W Titan & Co. Real Estate Partners, L L C, Attn: Mr. Matt Armato	Demolition of the existing duplex and construction of a new, 29'11" high, 4098 sq. ft. single family residence	146 - 28th Street, Hermosa Beach (Los Angeles County)
5-12-318-W City Of Long Beach, Department Of Public Works, Attn: Ms. Sarah Price	Replace existing public restroom with new one-story, twelve-stall public restroom in the same location.	90 Aquarium Way (Rainbow Harbor Upper Esplanade, adjacent to the Aquarium of the Pacific), Long Beach (Los Angeles County)
5-12-322-W Olive Tree Grous, L L C	Demolition of an existing single-family residence and construction of a new two-story, 35 foot high, 5,415 square foot single-family residence, swimming pool, and 10 foot high retaining in rear of property, on a 7,244 square foot lot.	16749 Marquez Terrace, Pacific Palisades (Los Angeles County)
5-12-332-W Hamid Hajmomenian	Demolition of an existing single-family residence and construction of a new two-story 35'-8" high, 5,330 square foot single-family residence, with two car garage, patio and spa, on a 7,205 square foot lot	16957 W. Sunset Blvd., Pacific Palisades (Los Angeles County)
5-12-339-W Scott Saunders	Construction of an eighteen-foot high, 831 square foot, two-story detached garage (two-car) on the rear portion of a 5,043 square foot lot with a two-story, 2,227 square foot single-family residence. The second floor of the garage is a 452 square foot recreation room.	825 Brooks Avenue, Venice, City Of Los Angeles (Los Angeles County)
5-12-342-W 2208 Manhattan Avenue, L L C, Attn: Kim Komick	Demolition of the existing duplex and construction of a new, 30' high, 4540 sq. ft. single family residence	2440 Hermosa Ave, Hermosa Beach (Los Angeles County)
5-12-344-W Todd Piccus	Demolition of two detached one-story single-family residences (1,012 & 835 square feet) on a 6,737 square foot lot, and construction of a thirty-foot high, 3,289 single-family residence with a detached thirty-foot high, two-story garage (two-car) and storage room. The second floor of the garage is a 468 square foot recreation room.	1518 Oakwood Avenue, Venice, City Of Los Angeles (Los Angeles County)

CALIFORNIA COASTAL COMMISSION

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



1/2/2013

Justin Breevoort
328 Palm Drive
Hermosa Beach, CA 90254

SUBJECT: REVISED 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- 299-W

APPLICANT: Justin Breevoort

LOCATION: 230 34th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of a new, 30' high, 3119 sq. ft. single family residence

RATIONALE: The subject lot is a 2250 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, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable 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 **January 9-11, 2013** 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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Long Beach, CA 90802-4302
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1/2/2013

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

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

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WAIVER#: 5-12-307-W

APPLICANT: 2208 Manhattan Ave LLC

LOCATION: 2434 Hermosa Ave, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of an existing single family residence and construction of a new, 30' high, 4475 sq. ft. single family residence.

RATIONALE: The subject lot is a 2390 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, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable yard areas and infiltration trenches, 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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CHARLES LESTER
Executive Director

by: 
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

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

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

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WAIVER#: 5-12- 309-W

APPLICANT: Titan + Co. Real Estate Partners LLC

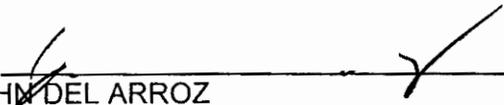
LOCATION: 146 28th Street, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing duplex and construction of a new, 29'11" high, 4098 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 a perforated drain pipe and permeable yard area, for on-site infiltration. Landscaping proposed on site includes drought tolerant, non-invasive species. 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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CHARLES LESTER
Executive Director

by: 
JOHN DEL ARROZ
Coastal Program Analyst

cc: Commissioners/File

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December 21, 2012

City of Long Beach Dept. of Public Works
Attn: Sarah Price
333 W. Ocean Boulevard, 9th Floor
Long Beach, CA 90802

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

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WAIVER: 5-12-318

APPLICANT: City of Long Beach

LOCATION: 90 Aquarium Way (Rainbow Harbor Esplanade), City of Long Beach, Los Angeles Co.

PROPOSED DEVELOPMENT: Replace an existing public restroom with new one-story, twelve-stall public restroom in the same location.

RATIONALE: The public restroom being replaced is in a park on State Tidelands administered by the City of Long Beach. The new public restroom building will be placed on the footprint of the old public restroom, on the Upper Esplanade of Rainbow Harbor. The proposed project has been approved by the City of Long Beach Department of Planning and Building. The proposed project will enhance public recreation and will not obstruct or interfere with existing public access or recreational opportunities at or near the project site. The proposed project does not: a) obstruct a significant view to or along the coast; b) adversely impact public access to and use of the water; c) adversely impact public recreational use of a public park or beach; or d) otherwise adversely affect recreation, access or the visual resources of the coast. The proposed project is consistent with the Chapter 3 policies of the Coastal Act and the certified City of Long Beach Local Coastal Program (LCP).

This waiver will not become effective until reported to the Commission at its **January 10, 2013 meeting in Pismo Beach** 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

CHARLES R. POSNER
Coastal Program Analyst

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December 21, 2012

Oded Rokach
1539 Sawtelle Blvd., #18
Los Angeles, CA 90025

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

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WAIVER#: 5-12-322

APPLICANT: Olive Tree Group, LLC.

LOCATION: 16749 Marquez Terrace, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 35 foot high, 5,415 square foot single-family residence, swimming pool, and 10 foot high retaining in rear of property, on a 7,244 square foot lot.

RATIONALE: The project site is approximately ½ mile from the ocean on an existing built developed lot in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-3114-AIC from the City of Los Angeles Planning Department. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan and is not a canyon rim or coastal bluff lot. The proposed project has been reviewed by the City's Building Department. 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 January 9-11, 2013 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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by: 
Al J. Padilla
Coastal Program Analyst

cc: Commissioners/File

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December 21, 2012

John Owzarek
4096 Maguire Drive
Mailbu, CA 90265

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

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WAIVER#: 5-12-332

APPLICANT: Hamid Hajmomenian

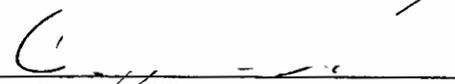
LOCATION: 16957 W. Sunset Boulevard, Pacific Palisades

PROPOSED DEVELOPMENT: Demolition of an existing single-family residence and construction of a new two-story, 35'-8" high, 5,330 square foot single-family residence, with two car garage, patio and spa, on a 7,205 square foot lot .

RATIONALE: The project site is approximately 1/2 mile from the ocean on an existing built developed lot in an established Pacific Palisades residential area in the City of Los Angeles. The applicant has received an Approval in Concept No. ZA-2012-3006-AIC from the City of Los Angeles Planning Department. The site is designated as low-density (R1-1) residential land use in the Brentwood-Pacific Palisades Adopted Community Plan and is not a canyon rim or coastal bluff lot. The proposed project has been reviewed by the City's Building Department. 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 January 9-11, 2013 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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Al J. Padilla
Coastal Program Analyst

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December 21, 2012

Erik Albrightson – Minarc Architects
2324 Michigan Avenue
Santa Monica, CA 90404

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
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WAIVER: 5-12-339

APPLICANT: Scott Saunders

LOCATION: 825 Brooks Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Construction of an eighteen-foot high, 831 square foot, two-story detached garage (two-car) on the rear portion of a 5,043 square foot lot with a two-story, 2,227 square foot single-family residence. The second floor of the garage is a 452 square foot recreation room.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-2366, 8/31/12) and is consistent with the RD1.5-1 zoning designation and the surrounding land uses. The proposed project conforms with the Commission's 25-foot height limit for flat-roofed structures in the Oakwood area of Venice and the Commission's density limit for the site. Adequate on-site parking is provided: three spaces, all accessed from the rear alley. 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 2,000 square feet of permeable landscaped area will be maintained on the lot). 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.

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Executive Director


CHARLES R. POSNER
Coastal Program Analyst

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1/2/2013

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

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WAIVER#: 5-12-342-W**APPLICANT: 2208 Manhattan Ave LLC****LOCATION: 2440 Hermosa Ave, Hermosa Beach Los Angeles County****PROPOSED DEVELOPMENT:** Demolition of the existing duplex and construction of a new, 30' high, 4540 sq. ft. single family residence

RATIONALE: The subject lot is a 2393 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, meeting the Commission's typically applied requirement of 2 parking spaces per unit. Runoff is directed towards permeable yard areas and infiltration trenches, 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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JOHN DEL ARROZ
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December 21, 2012

Devin Donner, Rudin Donner Design, Inc.
9009 Beverly Boulevard, #102
West Hollywood, CA 90048

**SUBJECT: Waiver of Coastal Development Permit Requirement/De Minimis Developments
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WAIVER: 5-12-344

APPLICANT: Todd Piccus

LOCATION: 1518 Oakwood Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of two detached one-story single-family residences (1,012 & 835 square feet) on a 6,737 square foot lot, and construction of a thirty-foot high, 3,289 single-family residence with a detached thirty-foot high, two-story garage (two-car) and storage room. The second floor of the garage is a 468 square foot recreation room.

RATIONALE: The proposed project, which is located one-half mile inland of the beach, has received approval from the City of Los Angeles Planning Department (Case #DIR-2012-3448, 12/14/12) and is consistent with the R2-1 zoning designation and the surrounding land uses. The City of Los Angeles Housing Department determined that there are no affordable housing units on the site (12/5/12). The proposed project conforms with the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided: three spaces, all accessed from the rear alley (Linden 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 (1,355 square feet of permeable landscaped area will be maintained on the lot). 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.

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