

CALIFORNIA COASTAL COMMISSION

South Coast District Office
200 Oceangate, 10th Floor
Long Beach, California 90802-4416
(562) 590-5071 FAX (562) 590-5084



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SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
December Meeting of the California Coastal Commission*

MEMORANDUM

Date: December 09, 2013

TO: Commissioners and Interested Parties
FROM: John (Jack) 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 December 12, 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.

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>
<p>5-13-0888-W Attn: Dave Wyrick</p>	<p>Demolition of a one-story, 1,328 sq.ft. single family residence and detached garage, construction of a two,25 foot high 2,855 sq.ft. single family residence with an attached 533 sq.ft. two car garage.</p>	<p>826 Venezia Ave, Venice</p>
<p>5-13-0952-W Attn: Sean Whiteley</p>	<p>Substantial demolition (more than 50%) of a one-story, 1,566 square foot single-family residence on a 6,408 square foot lot, and construction of a two-story, 27-foot high, 2,610 square foot single-family residence with an attached 460 square foot (two-car) garage.</p>	<p>16737 Edgar Street, Pacific Palisades</p>
<p>5-13-0954-W 205-252 Bernard LLC</p>	<p>Demolition of a detached two-car garage on a 3,935 square foot lot, and construction of a two-story, 3,635 square foot duplex with five on-site parking spaces [Unit One: 787 square feet, Unit Two: 2,211 square feet, and 637 square foot attached garage]. The structure is 25 feet high, with one 26.75-foot high sloped roof element on the front part of the structure. Includes grading and export of approximately fifteen cubic yards of material from the site.</p>	<p>250 Bernard Ave, Venice</p>

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

<p>5-13-0982-W Howard M. Giller</p>	<p>Substantial demolition (more than 50%) of a one-story, 1,395 square foot single-family residence, and construction of a two-story, 28-foot high, 2,352 square foot single-family residence with an attached 380 square foot (two-car) garage, on a 3,332 square foot lot on a walk street. The project includes landscaping a 12.5'x 37' portion of the adjoining walk street.</p>	<p>806 Amoroso Place, Venice</p>
<p>5-13-1017-W 1501 Monterey LLC</p>	<p>Demolition of the existing single family residence and construction of two new attached 30' high condominium units with a total gross square footage of 4,659 sq. ft.</p>	<p>1501 Monterey blvd, , Hermosa Beach</p>
<p>5-13-1019-W Attn: Faye Walker</p>	<p>Demolition of a detached garage on a 4,200 square foot lot with an existing one-story, 1,256 square foot single-family residence. The existing single-family residence will be enlarged to create a two-story, 2,071 square foot duplex with a 485 square foot (three-car) garage on the ground floor. The structure is 25 feet high. One unit is 1,386 square feet in area, and the other unit is 685 square feet. The existing curb-cut on Crestmoore Place will be closed to increase on-street parking.</p>	<p>807 Crestmoore Place, Venice</p>

CALIFORNIA COASTAL COMMISSION

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



November 26, 2013

Dave Wyrick
34270 Pacific Coast Highway
Dana Point, CA 92629

**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: 5-13-0888

APPLICANT: CAI Multi-Unit II, LLC (Attn: Chris Mitchell)

LOCATION: 826 Venezia Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a one-story, 1,328 square foot single-family residence and detached garage, and construction of a two-story, 25-foot high, 2,855 square foot single-family residence with an attached 533 square foot (two-car) garage.

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 #DIR2013-3157-VSO-MEL, 10/8/13) 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 the Commission's 25-to-30-foot height limit for structures in the Milwood area of Venice. Adequate on-site parking is provided for the single-family residence: two spaces in the garage plus one space on the driveway, with access provided from the rear alley (Venezia 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 2,322 square feet of permeable landscaped area will be maintained on the 4,000 square foot 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.

This waiver will not become effective until reported to the Commission at its **December 12, 2013 meeting in San Francisco** 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

CALIFORNIA COASTAL COMMISSION

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



November 25, 2013

Allen Keillor, Keiwest Associates
7745 Chambord Road
Acton, CA 93510

**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: 5-13-0952

APPLICANTS: Sean & Joy Whiteley

LOCATION: 16737 Edgar Street, Pacific Palisades, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Substantial demolition (more than 50%) of a one-story, 1,566 square foot single-family residence on a 6,408 square foot lot, and construction of a two-story, 27-foot high, 2,610 square foot single-family residence with an attached 460 square foot (two-car) garage.

RATIONALE: The project site is a developed lot in an established residential neighborhood situated in the Santa Monica Mountains about one-half mile inland of Will Rogers State Beach. The site is designated for 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-2013-3116, 10/4/13) and is consistent with the R1-1 zoning designation and the pattern of development in the surrounding neighborhood. The elevation range of the project site is less than twenty feet. The City of Los Angeles discourages on-site infiltration of water in Pacific Palisades, so runoff is directed to the fronting street and into City's storm drain system. However, approximately 2,388 square feet of permeable landscaped area will be maintained on the project site. Adequate on-site parking is provided for the single-family residence (a two-car garage). 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 **December 12, 2013 meeting in San Francisco** 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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November 25, 2013

John Reed, Reed Architectural Group, Inc.
657 Rose Avenue
Venice, CA 90291

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

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WAIVER: 5-13-0954

APPLICANT: 250/252 Bernard LLC (John Reed)

LOCATION: 250-252 Bernard Avenue, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached two-car garage on a 3,935 square foot lot, and construction of a two-story, 3,635 square foot duplex with five on-site parking spaces [Unit One: 787 square feet, Unit Two: 2,211 square feet, and 637 square foot attached garage]. The structure is 25 feet high, with one 26.75-foot high sloped roof element on the front part of the structure. Includes grading and export of approximately fifteen cubic yards of material from the site.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR2012-1313-VSO-MEL, 5/15/12) and is consistent with the RD2-1 zoning designation and the surrounding land uses. The proposed duplex conforms to the Commission's density limit for the site and the 25-to-30-foot height limit for the "North of Rose" Oakwood area of Venice. Adequate parking is provided for the duplex: a three-car garage plus two uncovered spaces, all accessed from an 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 (795 square feet of permeable landscaped area will be maintained on the 3,935 square foot 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 (Local Coastal Program).

This waiver will not become effective until reported to the Commission at its **December 12, 2013 meeting in San Francisco** 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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Long Beach, CA 90802-4302
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November 25, 2013

Keith Fallen, BAM Construction Design
150 W. Channel Road
Santa Monica, CA 90402

**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: 5-13-0982

APPLICANT: Howard M. Giller

LOCATION: 806 Amoroso Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Substantial demolition (more than 50%) of a one-story, 1,395 square foot single-family residence, and construction of a two-story, 28-foot high, 2,352 square foot single-family residence with an attached 380 square foot (two-car) garage, on a 3,332 square foot lot on a walk street. The project includes landscaping a 12.5' x 37' portion of the adjoining walk street.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-1464-SPP, 10/10/13) 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 is provided for the single-family residence: a two-car garage plus a third space on the driveway, 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 1,400 square feet of permeable landscaped area will be maintained on the project site, which includes a 12.5' 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 **December 12, 2013 meeting in San Francisco** 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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11/22/2013

Srou + 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#: 5-13-1017-W

APPLICANT: 1501 Monterey LLC

LOCATION: 1501 Monterey Blvd, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of the existing single family residence and construction of two new attached 30' high condominium units with a total gross square footage of 4,659 sq. ft.

RATIONALE: The subject lot is a 2910 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 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 **December 11-13, 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: _____
Al Padilla ✓
Supervisor Regulation and Planning

cc: Commissioners/File

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November 26, 2013

Eva Sobesky, EIS Studio
1348 Abbot Kinney Boulevard
Venice, CA 90291

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

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WAIVER: 5-13-1019

APPLICANT: Faye Walker

LOCATION: 807 Crestmoore Place, Venice, City of Los Angeles, Los Angeles County.

PROPOSED DEVELOPMENT: Demolition of a detached garage on a 4,200 square foot lot with an existing one-story, 1,256 square foot single-family residence. The existing single-family residence will be enlarged to create a two-story, 2,071 square foot duplex with a 485 square foot (three-car) garage on the ground floor. The structure is 25 feet high. One unit is 1,386 square feet in area, and the other unit is 685 square feet. The existing curb-cut on Crestmoore Place will be closed to increase on-street parking.

RATIONALE: The proposed project, which is located about one mile inland of the beach, has been approved by the City of Los Angeles Planning Department (Case #DIR-2013-3323-VSO, 10/22/13) and is consistent with the R2-1 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 Southeast Venice area. Adequate on-site parking is provided for the two proposed residential units: a three-car garage and a fourth space on the driveway, all accessed from the rear alley (Woodlawn 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 1,369 square feet of permeable area will be maintained on the 4,200 square foot 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.

This waiver will not become effective until reported to the Commission at its **December 12, 2013 meeting in San Francisco** 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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