

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
November Meeting of the California Coastal Commission*

MEMORANDUM

Date: November 05, 2014

TO: Commissioners and Interested Parties
FROM: For Los Angeles Co.: John (Jack) Ainsworth, South Coast District Senior Deputy Director
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 November 2014 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.

SOUTH COAST DISTRICT DEPUTY DIRECTOR'S REPORT CONTINUED

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>
5-13-1163-W City of Long Beach	Perimeter fencing (48-inches high), trash receptacles, and outdoor furniture to be installed north of Convention Center parking structure along south side of Seaside Way (approx. 230 linear feet) for creation of a public dog zone on an existing grass area.	300 Ocean Blvd, Long Beach, CA 90802 06037-7278010912
5-14-0644-W Attn: Sant Chawla	Demolition of an existing one-story single-family residence with attached garage, and construction of an approximately 40-foot high, 4,043 square foot, two-story single-family residence with a basement and attached subterranean garage. Grading consists of 170 cubic yards of cut and 20 cubic yards of fill.	26 Seaside Ter, Santa Monica, CA 90401 06037-4290018005
5-14-1629-W Bare California, LLC	Remodel of an existing approximately 20'-9" high, 3,646 square-foot restaurant with a reduction in customer service seating area from 2,193 square-feet to 1,567 square-feet and an increase in support area from 1,453 square-feet to 2,018 square-feet. No change in the height of the structure is proposed.	2730 Main St, Santa Monica, CA 06037-4288011017
5-14-1687-W Attn: Richard & Soledad Meaglia	Demolition of two existing detached single family residences and two-car garage; construction of approximately 4,492 square foot 30-foot high two story over basement single family residence including roofdeck and attached three-car garage, landscaping, on-site drainage/infiltration system and perimeter walls/fences	928 Palm Dr, Hermosa Beach, CA 90254 06037-4187007003
5-14-1700-W C/O David Powers, Attn: Roger Heinz	Demolish existing 86-year old two-story duplex and attached garage; subdivide lot and construct two condominium units, each approximately 2,400 sq. ft. 30-feet high, three stories plus roof deck, and each with two car garage; install landscaping, on-site drainage and filtration, and perimeter walls/fences.	438 Hermosa Ave, Hermosa Beach, CA 90254 06037-4188011005

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
5-90-789-E22 Boardwalk Sunset, LLC	Construction of commercial/retail building with 2 floors of subterranean parking	601 Ocean Front Walk, Venice 06037-4286028001

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October 27, 2014

Elvira Hallinan, Manager
Department of Parks, Recreation & Marine
205 N. Marina Drive
Long Beach, CA 90803

**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#: 5-13-1163-W

APPLICANT: City of Long Beach

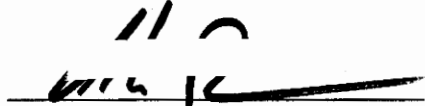
LOCATION: South side of Seaside Way (between Hart Place & Linden Avenue), Downtown Shoreline, City of Long Beach [Los Angeles County APN 7278-010-912].

PROPOSED DEVELOPMENT: Perimeter fencing (48-inches high), trash receptacles, signage, and benches to be installed on an existing forty-foot wide (approx.) grass strip inland of the Convention Center parking structure along the south side of Seaside Way (approx. 230 linear feet) for a public dog zone.

RATIONALE: The 40'x 230' project site, one-quarter mile inland of the shoreline, is situated on State Tidelands administered by the City of Long Beach. It is an unfenced grassy area currently used by local residents as a dog walk, with no other known recreational uses. The proposed development will formalize the area as a public dog zone by enclosing it with a 48-inch high fence and posting informational signs. Trash receptacles and dog waste bags will be provided in order to encourage people to keep the area clean. The proposed project has been reviewed and approved by the City of Long Beach Department of Developmental Services. The proposed project does not: a) obstruct any 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 **November 14, 2014** 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


CHARLES R. POSNER
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

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October 30, 2014

Michelle M. Cardiel
Westside Permits
1830 Lincoln Blvd., #105
Santa Monica, CA 90404

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

Based on the 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#: 5-14-0644-W

APPLICANT: Sant Chawla

LOCATION: 26 Seaside Terrace, Santa Monica (Los Angeles County)

PROPOSED DEVELOPMENT: Demolition of an existing one-story single-family residence with attached garage, and construction of an approximately 40-foot high, 4,043 square foot, two-story single-family residence with a basement and attached subterranean garage. Grading consists of 170 cubic yards of cut and 20 cubic yards of fill.

RATIONALE: The subject site is an approximately 2,775 sq. ft. parcel located between Ocean Avenue and Appian Way in the City of Santa Monica, Los Angeles County. The subject site is located in a developed area, and is not between the first public road and the sea. The proposed project meets the Commission's parking requirement of 2 spaces per residential unit. The applicant has received a variance (#12-009) from the City of Santa Monica for modification of the front and side yard setbacks, increased parcel coverage, as well as a new driveway slope. The proposed project will create a new curb cut on Seaside Terrace, which will not result in the removal of any on-street parking. Adequate measures to address water quality have been incorporated during construction and into the project design. The proposed project utilizes best management practices (BMPs) to improve water quality in the watershed. Landscaping is proposed consisting of native or non-native drought tolerant non-invasive vegetation. Drainage plans include gutters and downspouts, an infiltration pit, and water storage system. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with past Commission actions in the area, the land use designation in the City's certified Land Use Plan, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at their **November 12-14, 2014** 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

Matt Stone
Coastal Program Analyst

cc: Commissioners/File

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October 30, 2014

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

Based on the 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#: 5-14-1629-W

APPLICANT: Bare California, LLC

LOCATION: 2730-2732 Main Street, Santa Monica (Los Angeles County)

PROPOSED DEVELOPMENT: Remodel of an existing approximately 20'-9" high, single-story, 3,646 square-foot restaurant with a reduction in customer service seating area from 2,193 square-feet to 1,567 square-feet and an increase in support area from 1,453 square-feet to 2,018 square-feet. No change in the height of the structure is proposed.

RATIONALE: The proposed project is located on Main Street in Santa Monica. The applicant proposes to remodel an existing restaurant. The proposal includes a reduction in customer service floor area and an increase in support area. The restaurant is an existing legal use, which does not require on-site or off-site parking. Since the project includes a reduction in service area and the use is a legal use with no required parking, the applicant is not required to provide parking in conjunction with the proposed project. Currently, the applicant provides five off-site parking spaces. If parking had been required in conjunction with the proposed project, the reduction in customer service floor area would reduce the amount of would-be required spaces. The proposed project is designed to be compatible with the character of the surrounding development. It is not located between the first public road and the sea and will not interfere with public access to the coast. The proposed project is consistent with past Commission approvals, and the Chapter 3 policies of the Coastal Act. It will not have any adverse impacts on coastal resources nor will it prejudice the City's ability to prepare an LCP.

This waiver will not become effective until reported to the Commission at their **November 12 – 14, 2014** 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

Shannon Vaughn
Coastal Program Analyst

cc: Commissioners/File

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October 30, 2014

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

Based on the 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#: 5-14-1687-W

APPLICANT: Richard and Soledad Meaglia

LOCATION: 928 Palm Drive, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolition of two existing detached single family residences and two-car garage; construction of approximately 4,492 square foot 30-foot high two story over basement single family residence including roofdeck and attached three-car garage, landscaping, on-site drainage/infiltration system and perimeter walls/fences.

RATIONALE: The proposed project is located on non-ocean fronting lot in the City of Hermosa Beach. Public access to the public beach is available approximately 500 feet to the west of the site along 10th Street. The proposed project has received an Approval in Concept from the City of Hermosa Beach Department of Community Development (9/24/14) and is consistent with the R-3 (High Density) zoning designation and the surrounding land uses. The existing structures have not been deemed by any local or state jurisdiction to be important to the history, architecture, or culture of the area, and the structures are not listed on any register of historic structures. The proposed development will have a three-car garage accessed from Palm Drive. The new garage will require a new curbcut but an existing curbcut along Manhattan Avenue will be closed so there will be no net effect on the public parking supply. The roof is designed to conduct water to an on-site drainage/infiltration system and permeable pavers are utilized at perimeter walkways. All proposed landscaping features native or non-native drought tolerant non-invasive species. Approximately 274 cubic yards of grading and associated construction best management practices have been proposed by the applicant. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with 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 its November 12-14 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

—
Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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November 3, 2014

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

Based on the 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#: 5-14-1700-W

APPLICANT: Roger Heinz

LOCATION: 438 Hermosa Avenue, Hermosa Beach, Los Angeles County

PROPOSED DEVELOPMENT: Demolish existing 86-year old two-story duplex and attached garage; subdivide lot and construct two condominium units, each approximately 2,400 sq. ft. 30-feet high, three stories plus roof deck, and each with two car garage; install landscaping, on-site drainage and filtration, and perimeter walls/fences.

RATIONALE: The proposed project is located on non-ocean fronting lot in the City of Hermosa Beach. Public access to the public beach is available approximately 300 feet to the west of the site along the walk street designated as 5th Street. The proposed project has received a Conditional Use Permit, approved Precise Development Plan, and approved Vesting Tentative Parcel Subdivision from the Hermosa Beach Planning Commission (8/19/14) and is consistent with the R-3 (High Density Residential) zoning designation and the surrounding land uses, which include single and multi-unit residential structures. The proposed development will have four covered parking spaces and one guest parking space, all accessed from the alley designated as Palm Drive. The proposed development will have no effect on and existing public parking spaces and no new curbcuts will be created. The roof and site are designed to conduct water to an on-site drainage/infiltration system and permeable pavers are utilized at perimeter walkways. All proposed landscaping features native or non-native drought tolerant non-invasive species. All exterior lighting is downward cast, fully shielded, and light is confined within the property boundaries. The proposed development will not adversely impact coastal resources, public access, or public recreation opportunities, and is consistent with 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 November 12-14 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

Zach Rehm
Coastal Program Analyst

cc: Commissioners/File

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November 4, 2014

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT 5-90-789-E22

Notice is hereby given that **Boardwalk Sunset, LLC** has applied for a one-year extension of **Coastal Development Permit 5-90-789**, granted by the California Coastal Commission on **November 10, 1991** and amended on **October 14, 1994** for:

Construction of commercial/retail building with 2 floors of subterranean parking, more specifically described in the permit and permit amendment application files.

At: 601 Ocean Front Walk, Venice, City of Los Angeles, Los Angeles County; APN 4286-028-001

Pursuant to Section 13169 of the Commission Regulations the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Commission Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive. . . and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,
CHARLES LESTER
Executive Director

By: Zach Rehm
Coastal Program Analyst